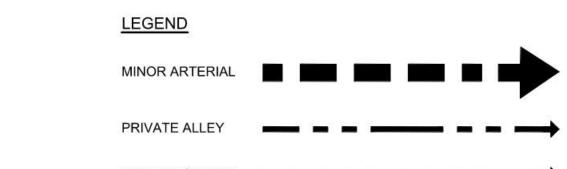
LAYOUT: C-13 PEDESTRIAN AND TRAFFIC CIRCULATION, Plotted By: Richardson



LANDSCAPE ARCHITECTURE PLANNING VIKA VIRGINIA, LLC

8180 GREENSBORO DRIVE SUITE 200 TYSONS, VIRGINIA 22102 PHONE: (703) 442-7800 FAX: (703) 761-2787 TYSONS, VA. GERMANTOWN, MD.

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DEVELOPER EYA DEVELOPMENT LLC

4800 HAMPTON LANE SUITE 300 BETHESDA, MD 20814

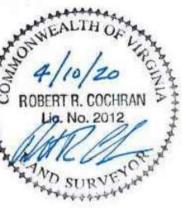
301-634-8614

LAND USE ATTORNEY: COOLEY LLP 11951 FREEDOM DRIVE RESTON, VA 20190-5656 ATTN: MARK LOONEY (703) 456-8039

LANDSCAPE ARCHITECT: STUDIO 39 6416 GROVEDALE DRIVE ALEXANDRIA, VA 22310 ATTN: JOE PLUMPE (703) 719-6500

REVISIONS	DATE
2ND SUBMISSION	02/07/2020
RESUBMISSION	04/10/2020
	_

PROFESSIONAL SEAL



3500 PICKETT **ROAD**

CITY OF FAIRFAX, VIRGINIA

PEDESTRIAN AND **TRAFFIC** CIRCULATION

		G	RAPH	IC SCALE	
30	0	15	30	60	
			(IN 1 inch	FEET) = 30 ft.	

VA STATE GRID NORTH (VSC 83)

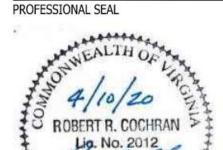
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301-634-8614

(703) 719-6500

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2ND SUBMISSION	02/07/202
RESUBMISSION	04/10/202
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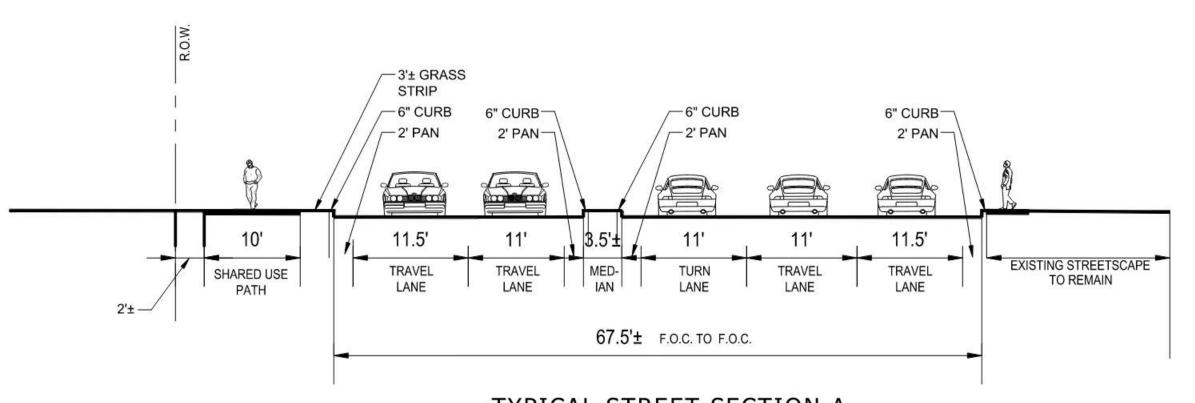


3500 PICKETT ROAD

CITY OF FAIRFAX, VIRGINIA

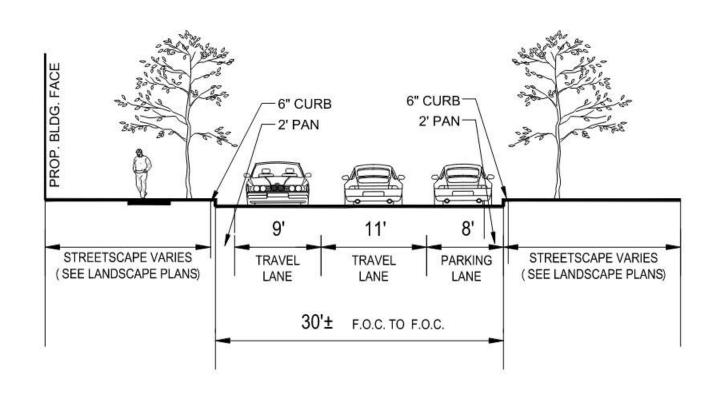
STREET SECTIONS

IEET	C-14	
KA JOB).	VV7583C	
VG. 'ALE:	AS SHOWN	
AWN BY: SIGNED BY: TE ISSUED:	PR N <u>OVEMBER 22, 2</u> 019	



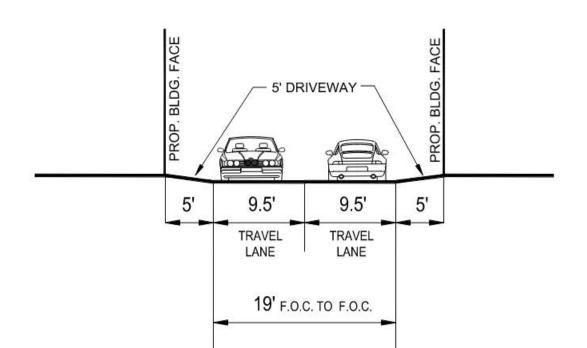
TYPICAL STREET SECTION A

SCALE: 1' = 10'



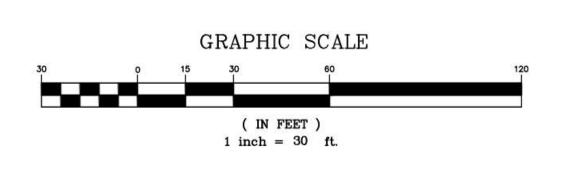
TYPICAL STREET SECTION B

SCALE: 1' = 10'

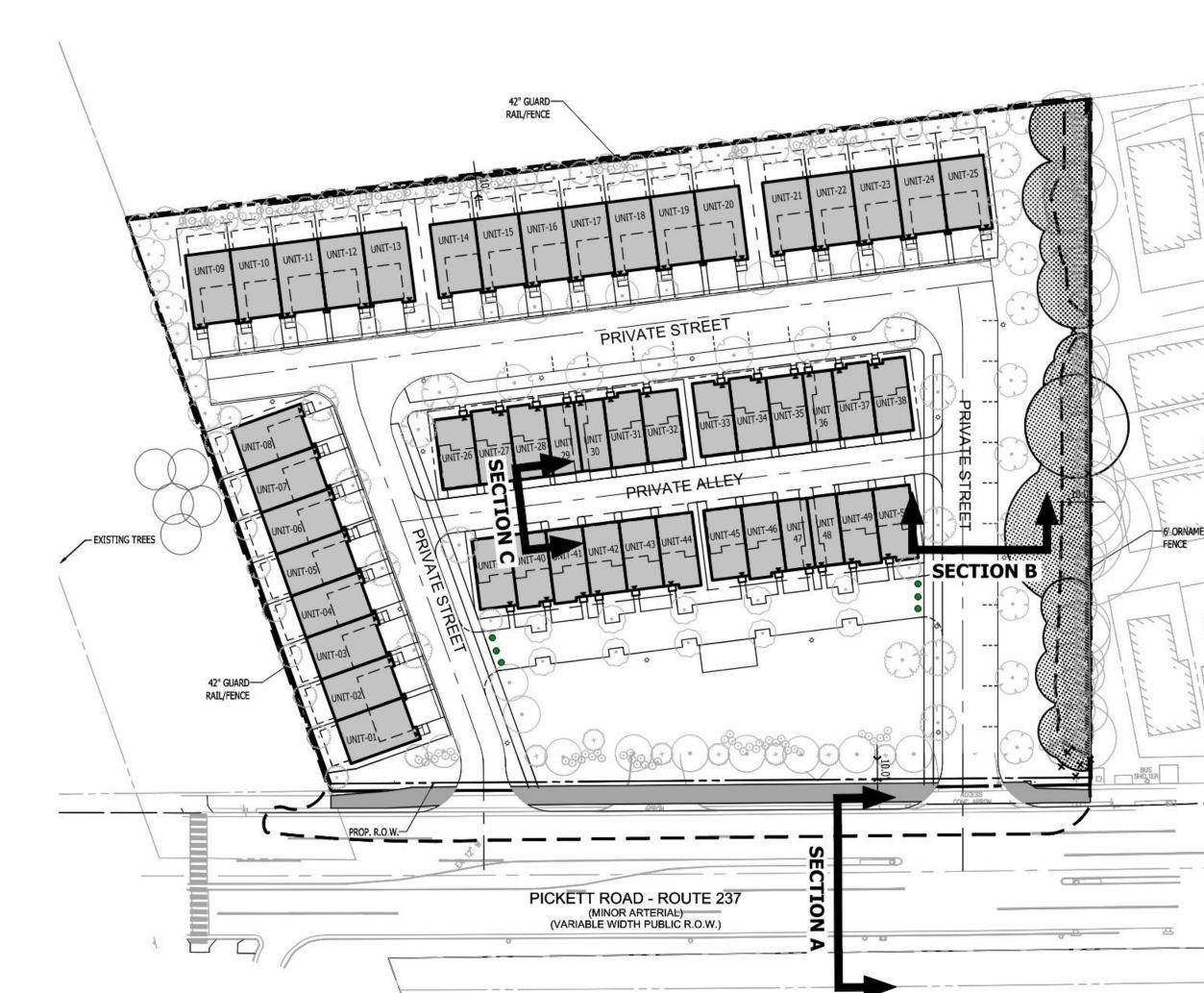


TYPICAL ALLEY SECTION C

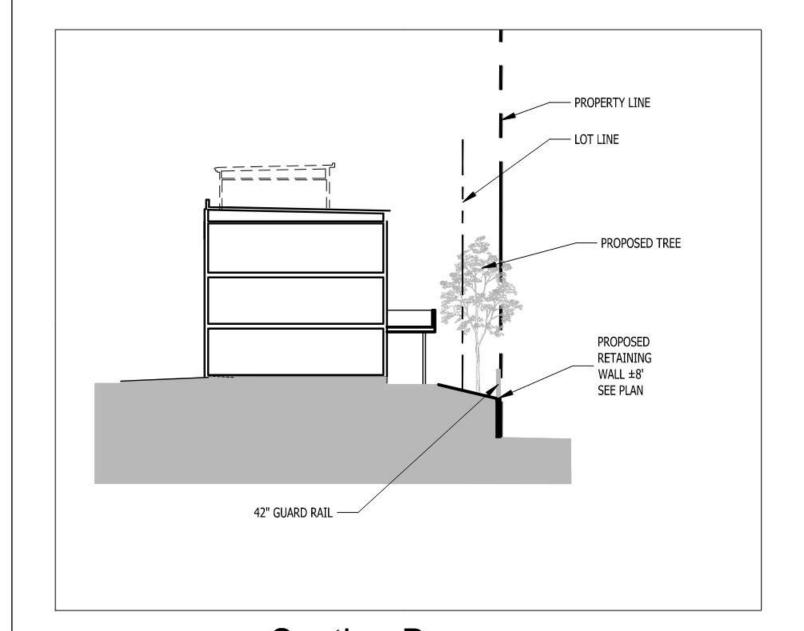
SCALE: 1' = 10'



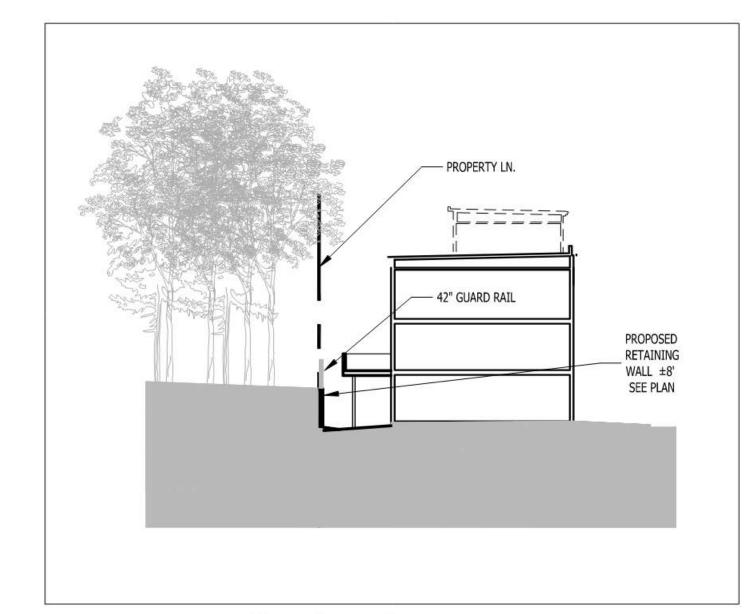




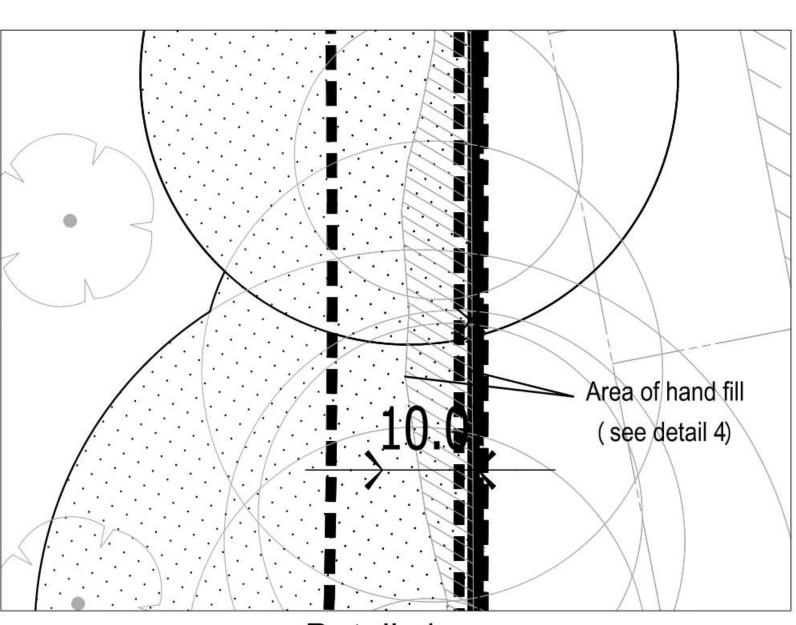
Section A SCALE: 1" = 20'



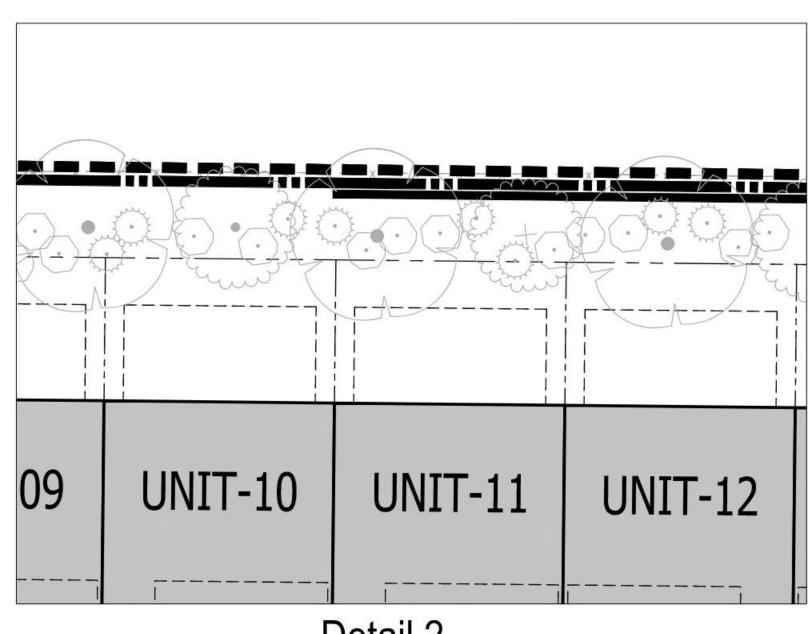
Section B SCALE: 1" = 20'



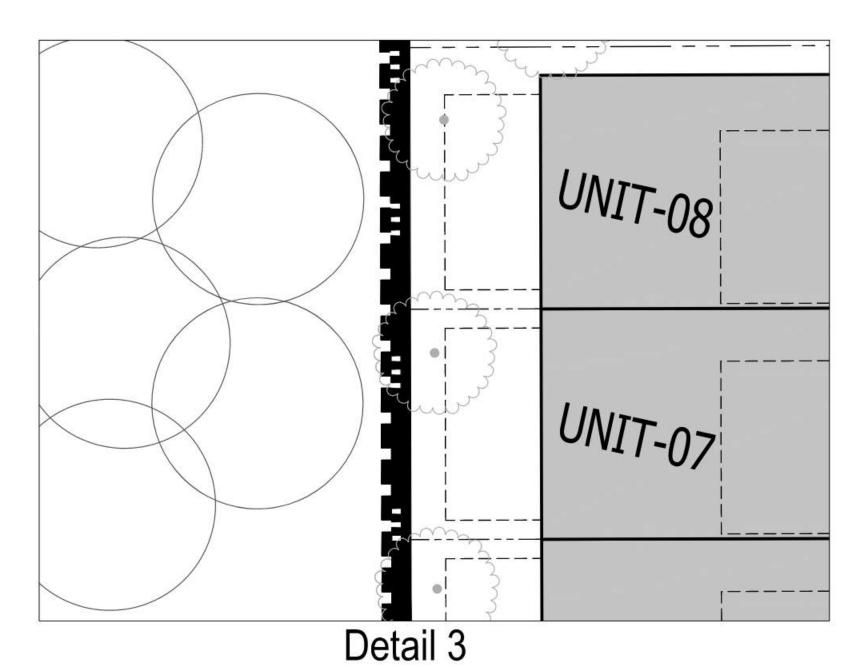
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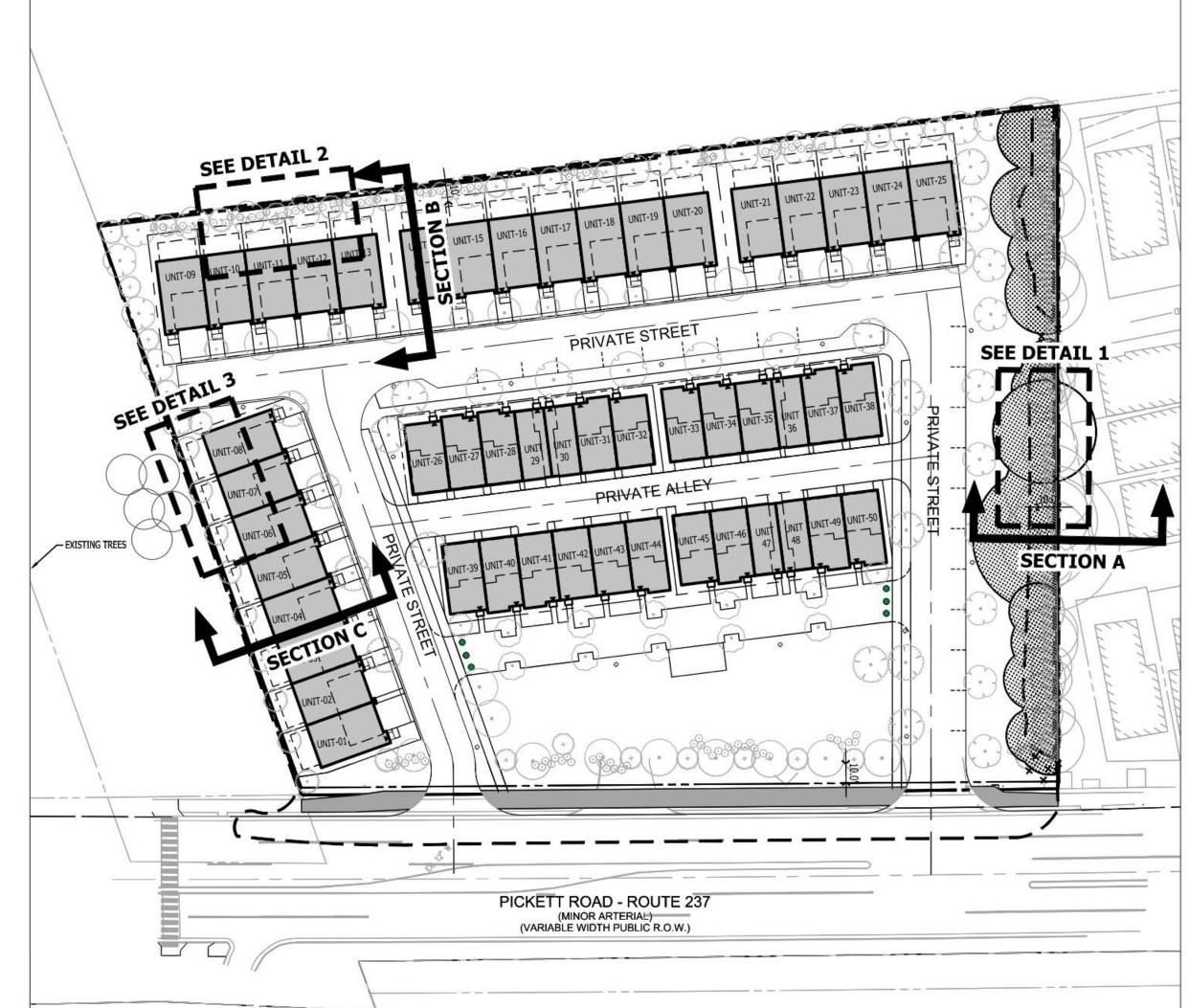
Detail 1 SCALE: 1" = 10'

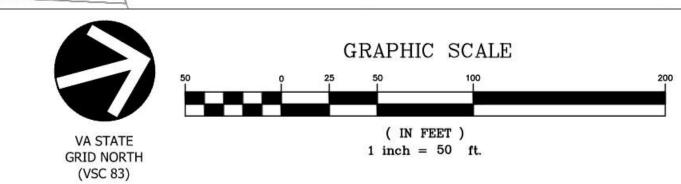


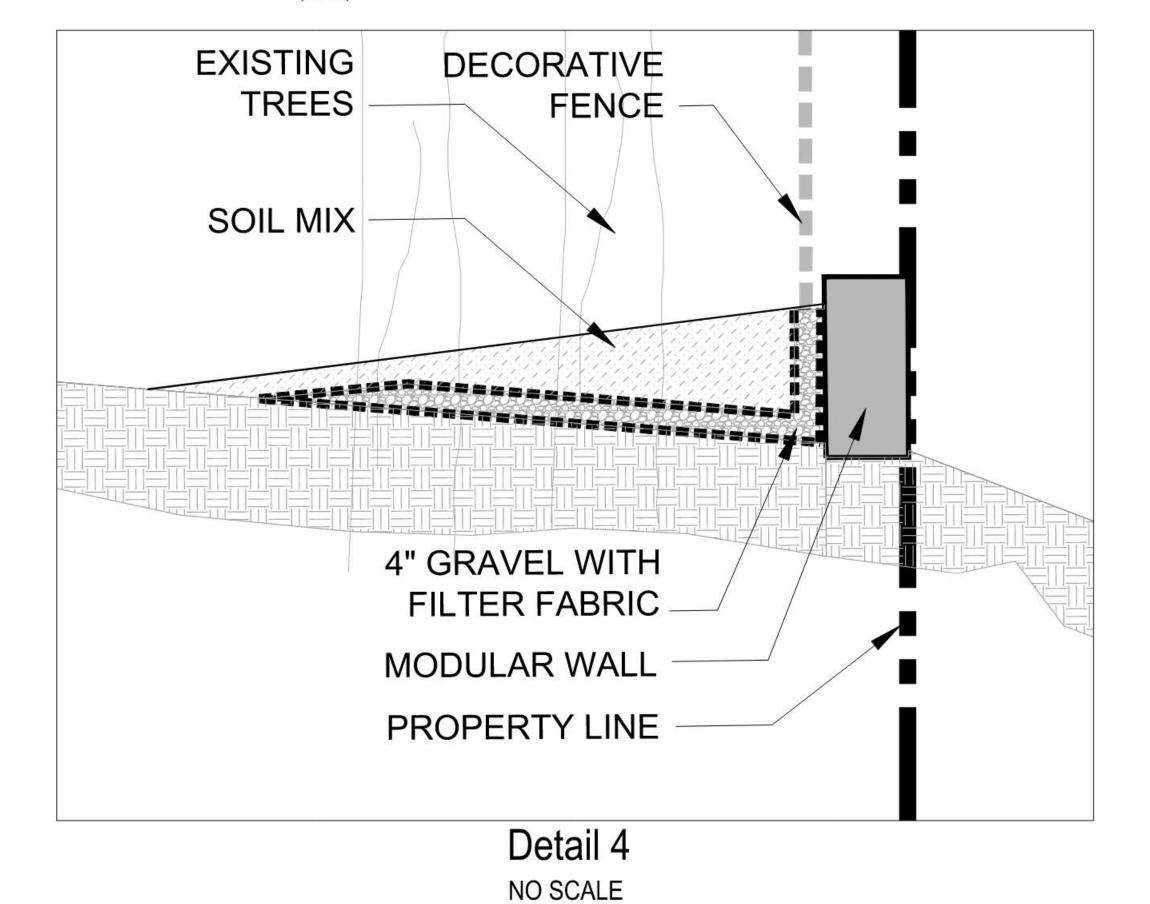
Detail 2 SCALE: 1" = 10'



SCALE: 1" = 10'







ENGINEERING SURVEYING/GEOMATICS LANDSCAPE ARCHITECTURE PLANNING VIKA VIRGINIA, LLC

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EYA DEVELOPMENT LLC
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SUITE 300

BETHESDA, MD 20814

LAND USE ATTORNEY:
COOLEY LLP

11951 FREEDOM DRIVE RESTON, VA 20190-5656 ATTN: MARK LOONEY (703) 456-8039 LANDSCAPE ARCHITECT:

STUDIO 39
6416 GROVEDALE DRIVE
ALEXANDRIA, VA 22310
ATTN: JOE PLUMPE
(703) 719-6500

REVISIONS	DATE
2ND SUBMISSION	02/07/2020
RESUBMISSION	04/10/2020
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PROFESSIONAL SEAL

A/10/20

ROBERT R. COCHRAN

Lio. No. 2012

3500 PICKETT ROAD

CITY OF FAIRFAX, VIRGINIA

SITE SECTIONS

DRAWN BY:
DESIGNED BY:
DATE ISSUED:

DWG.
SCALE:

VIKA JOB
NO.

VV7583C

C-14A

LAYOUT: C-14A STREET SECTIONS, Plotted By: Richardson

C\CADD\PLANNING\PLANNING DRAWINGS\7583C SECTIONS.dwg



EXISTING CONDITIONS NARRATIVE

THE SUBJECT 3.69 ACRE SITE WAS PREVIOUSLY DEVELOPED IN APRIL OF 1988 AND CONSISTS OF AN EXISTING CHURCH AND ASPHALT SURFACE PARKING LOT. THE AMOUNT OF EXISTING IMPERVIOUSNESS IS APPROXIMATELY 2.94 ACRES, WITH SOME EXISTING ON-SITE AND OFF-SITE STORMWATER MANAGEMENT (DETENTION ONLY) FACILITIES TREATING THE SITE.

PRIOR TO RE-DEVELOPMENT IN 1988, FOUR (4) EXISTING BELOW GRADE "GABION" STONE DETENTION PITS PROVIDED DETENTION FOR THE EXISTING SITE. WITH THE 1988 RE-DEVELOPMENT, DONE WITH THE 'CHURCH OF THE APOSTLES' SITE PLAN DATED APRIL 1988, PIT #1 WAS REMOVED AND REPLACED WITH A CMP DETENTION FACILITY AT THE SOUTHWEST CORNER OF THE SITE.

IN THE CURRENT EXISTING CONDITIONS, FOUR DETENTION FACILITIES REMAIN: CMP DETENTION PIPE, PIT #2, PIT #3AB, AND PIT #3CD. PER THE PREVIOUS SITE PLANS EACH OF THE FOLLOWING FACILITIES RECEIVES THE FOLLOWING:

FACILITY NAME	AREAS	ACRES	10-YEAR Q
CMP DET. PIPE	1A	1.37	4.85
PIT 2	2A	0.82	4.20
PIT 3AB	3C	0.21	1.06
PIT 3CD	3B, 3F	.54	1.85

AS SHOWN ON SHEET C-18 OF THIS PLAN, THE PREVIOUS SITE PLAN USED THESE FOUR FACILITIES TO PRODUCE A PEAK RELEASE RATE LESS THAN THE PRE-DEVELOPED (C=.30) SITE. THE CALCULATED 10-YEAR MAXIMUM ALLOWABLE RELEASE RATE FOR THE SITE IS CALCULATED BELOW:

PRE-DEVELOPED

SITE = 3.69 ACRES

C = 0.30

I = 6.77 IN/HR

Q = CIA = 7.49 CFS MAX ALLOWABLE RELEASE RATE

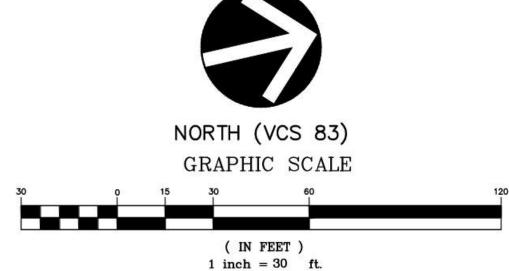
TO FURTHER ANALYZE THIS MAXIMUM ALLOWABLE 10-YEAR RELEASE, THE EXISTING OUTFLOWS FROM EACH FACILITY AND THE UNDETAINED RUNOFF WERE CALCULATED.

FACILITY NAME	10-YEAR OUTFLOW	ASSOCIATED OUTFALL
CMP DET. PIPE	0.96 CFS*	1
PIT 2	1.18 CFS*	2
PIT 3AB	0.78 CFS*	3
PIT 3CD	1.18 CFS*	3
UNDETAINED ON-SITE	3.31 CFS*	-, ,
TOTAL	7.41 CFS	20000 1200

*PER EXISTING PLAN, SEE SHEET C-18 OF THIS PLAN.

THE INFORMATION PROVIDED ABOVE ESTABLISHES A MAXIMUM 10-YEAR ALLOWABLE RELEASE RATE FOR EACH OF THE THREE OUTFALLS AS THE UNDETAINED RUNOFF. THESE PEAK FLOWS SHALL BE USED FOR PFM DETENTION COMPUTATIONS.

IT SHOULD BE NOTED THAT NONE OF THE EXISTING FACILITIES PROVIDE WATER QUALITY TREATMENT.



LANDSCAPE ARCHITECTURE PLANNING VIKA VIRGINIA, LLC 8180 GREENSBORO DRIVE SUITE 200

TYSONS, VIRGINIA 22102 PHONE: (703) 442-7800 FAX: (703) 761-2787 TYSONS, VA. GERMANTOWN, MD.

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DEVELOPER EYA DEVELOPMENT LLC 4800 HAMPTON LANE

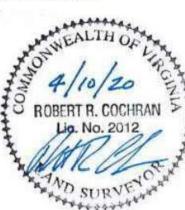
SUITE 300 BETHESDA, MD 20814 301-634-8614

LAND USE ATTORNEY: COOLEY LLP 11951 FREEDOM DRIVE RESTON, VA 20190-5656 ATTN: MARK LOONEY (703) 456-8039

LANDSCAPE ARCHITECT: STUDIO 39 6416 GROVEDALE DRIVE ALEXANDRIA, VA 22310 ATTN: JOE PLUMPE (703) 719-6500

REVISIONS	DATE
2ND SUBMISSION	02/07/20
RESUBMISSION	04/10/20
	_
	

PROFESSIONAL SEAL



3500 PICKETT **ROAD**

CITY OF FAIRFAX, VIRGINIA

EXISTING SWM MAP AND NARRATIVE

SHEET NO	C-15
VIKA JOB NO.	VV7583C
DWG. SCALE:	1"=30'
DATE ISSUED:	N <u>OVEMBER 22, 2</u> 019
DESIGNED BY:	KMO
DRAWN BY:	DCZ

LAND USE TYPE:

EXISTING MANAGED TURF

EXISTING IMPERVIOUS AREA



DISTURBED AREA PRE-DEVELOPMENT LAND USE TOTALS

(USED FOR VRRM)

AREA (ACRES)

1.38

2.94

SOIL TYPE

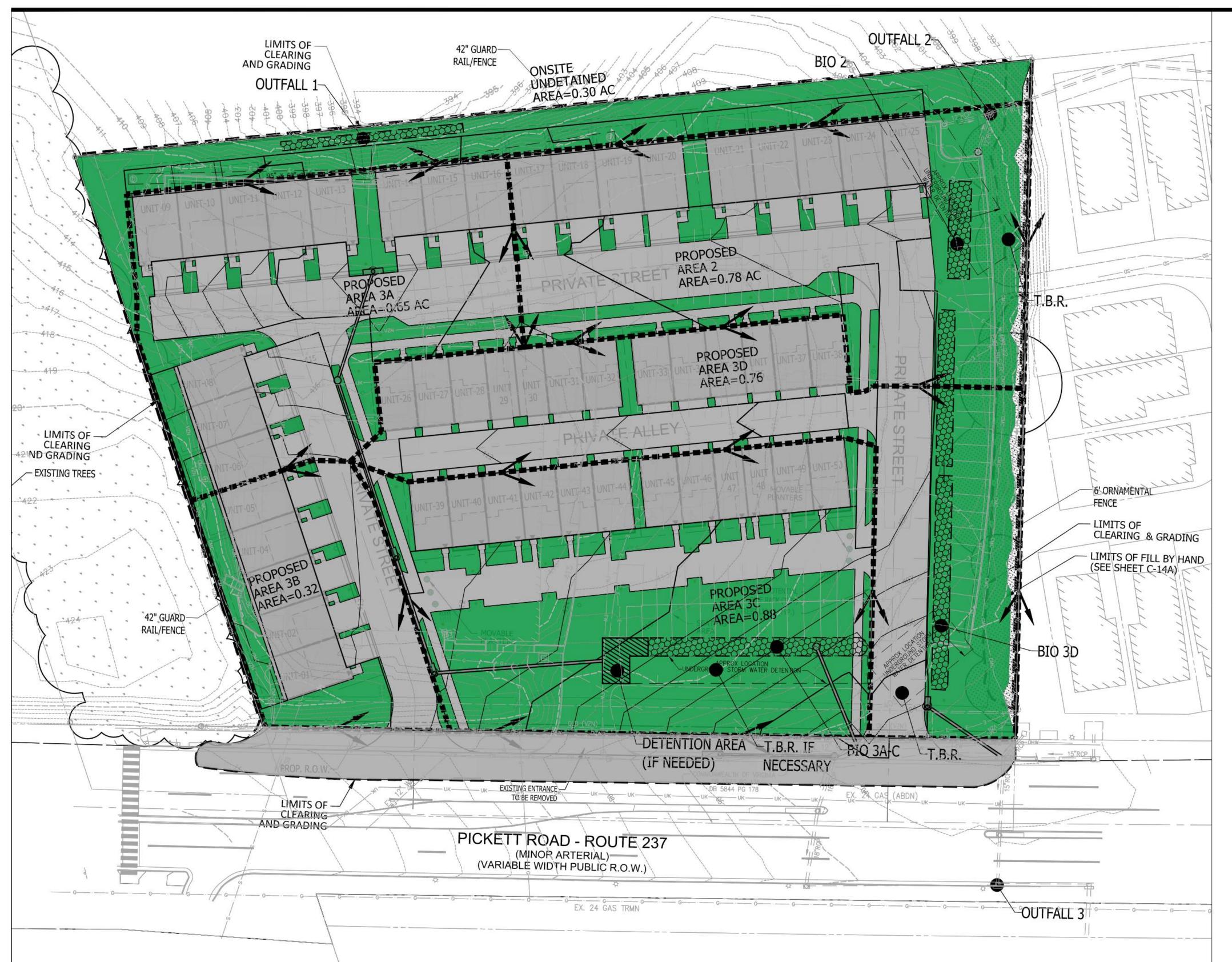
95 (D)

95 (D)

CN

80

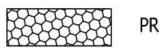
98



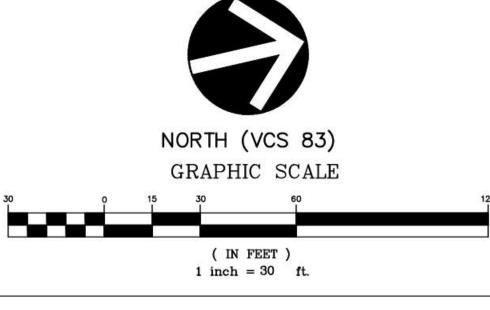
DISTURBED AREA POST	T-DEVELOPM SED FOR VRI		E TOTALS
LAND USE TYPE:	AREA (ACRES)	SOIL TYPE	CN
PROPOSED MANAGED TURF	1.51	95 (D)	80
PROPOSED IMPERVIOUS AREA	2.45	95 (D)	98

PROPOSED MANAGED TURF





PROPOSED STORMWATER FACILITY



PROPOSED CONDITIONS NARRATIVE:

THE PROPOSED DEVELOPMENT WILL CONSIST OF A TOWNHOUSE DEVELOPMENT WITH PRIVATE ROADS AND OPEN SPACE AREAS. THE PROPOSED IMPERVIOUSNESS ASSOCIATED WITH THE IMPROVEMENTS IS 2.45 ACRES WHICH IS LESS THAN THE EXISTING TOTAL OF 2.94 ACRES.

WATER QUALITY (VRRM):

TO MEET THE STATE VRRM PHOSPHORUS REDUCTION REQUIREMENT FOR REDEVELOPMENT, RUNOFF REDUCING PRACTICES HAVE BEEN PROPOSED ALONG WITH THE REDUCTION IN IMPERVIOUS AREA. THE PROPOSED FACILITIES CONSIST OF THREE LEVEL 1 BIO-RETENTION BASINS. THE BIO-RETENTION BASINS WILL TREAT A COMBINED TOTAL OF 0.90 ACRES OF IMPERVIOUS AREA AND 0.30 ACRES OF PERVIOUS AREA. THESE FACILITIES ARE LOCATED NEAR THE EXISTING DETENTION PITS (2, 3AB, AND 3CD). SIZING SPREADSHEETS AND DETAILS ARE PROVIDED ON SHEET C-13. VRRM SUMMARY TABLE SHOWING WATER QUALITY COMPLIANCE IS PROVIDED ON SHEET C-13.

WATER QUANTITY (PFM DETENTION):

PER THE FAIRFAX CITY PFM, THE POSTDEVELOPED 10-YEAR PEAK RELEASE RATE MUST BE LESS THAN OR EQUAL TO THE PREDEVELOPED 10-YEAR RELEASE RATE. THE TRUE 'PREDEVELOPED' 10-YEAR PEAK RELEASE RATE FOR THE ENTIRE SITE IS 7.49 CFS. THIS EXISTING RELEASE RATE HAS BEEN FURTHER BROKEN DOWN INTO THREE INDIVIDUAL OUTFALLS. IN ORDER TO MEET THE INDIVIDUAL MAXIMUM ALLOWABLE RELEASE RATES AT OUTFALLS 1, 2 AND 3. STORMWATER MANAGEMENT FACILITIES WILL BE PROVIDED FOR EACH OUTFALL. THE LEVEL 1 BIO-RETENTION BASIN PROVIDED AT OUTFALL 2 WILL TREAT/DETAIN THE RUNOFF TO OUTFALL 2 TO AN EXTENT NECESSARY TO SATISFY THE PFM DETENTION REQUIREMENTS. THE LEVEL 1 BIO-RETENTION BASINS (3A-C, AND 3D) PROVIDED AT OUTFALL 3 WILL TREAT/DETAIN THE RUNOFF TO OUTFALL 3 TO AN EXTENT NECESSARY TO SATISFY THE PFM DETENTION REQUIREMENTS. ADDITIONAL ROUTING, DETENTION, AND INFILTRATION COMPUTATIONS WILL BE PROVIDED AT TIME OF FINAL SITE PLAN. THE FINAL LOCATION(S), CONFIGURATION, AND SIZING OF THE PROPOSED FACILITIES MAY BE ADJUSTED AT FINAL SITE PLAN.

OUTFALL NARRATIVE:

THE SUBJECT PROPERTY IS IDENTIFIED ON THE FAIRFAX CITY TAX ASSESSMENT MAP 058-1-02-0021 AND IS LOCATED IN THE CITY OF FAIRFAX. THE SUBJECT PROPERTY IS BORDERED BY THE EXISTING BARRISTERS KEEPE NEIGHBORHOOD TO THE NORTH, AN EXISTING PETROLEUM PROCESSING FACILITY TO THE SOUTH, PICKETT ROAD TO THE EAST, AND AN EXISTING GOLF COURSE TO THE WEST. THE EXISTING CONDITIONS INCLUDE AN EXISTING CHURCH AND A PARKING LOT. THE EXISTING CONDITIONS ARE ASSUMED TO BE 1.38 ACRES MANAGED TURF AND 2.94 ACRES EXISTING IMPERVIOUS. THERE ARE THREE OUTFALLS FROM THE SITE, LABELED AS OUTFALLS #1, #2, AND #3 ON THE ADJACENT MAP. THROUGH A COMBINATION OF OVERLAND RUNOFF AND MAN-MADE STORMWATER CONVEYANCE SYSTEMS, THESE THREE POINTS CONVERGE WITHIN THE ACCOTINK CREEK WHICH IS AN EXISTING FLOOD PLAIN. A DETAILED DESCRIPTION OF THE THREE OUTFALLS IS PROVIDED BELOW:

OUTFALL #1:

UN-DETAINED MANAGED TURF SHEET FLOWS AWAY FROM THE SITE ON TO THE EXISTING GOLF COURSE. FROM THERE, THE RUNOFF CONTINUES TO SHEET FLOW UNTIL IT REACHES THE ACCOTINK CREEK. THE PROPOSED DRAINAGE DIVIDES MIMIC THE EXISTING DRAINAGE PATTERN.

OUTFALL #2:

RUNOFF IS COLLECTED AND ROUTED TO PROPOSED BIO-RETENTION PIT #2, IT IS THEN CONVEYED TO AN EXISTING STORM PIPE THAT RUNS OFF SITE TO THE NORTH. IT TRAVELS THROUGH BARRISTERS KEEPE TO THEIR DETENTION FACILITY WITHIN AN EASEMENT ON ANCC PROPERTY, THEN OUTFALLS INTO THE ACCOTINK CREEK. THE PROPOSED DRAINAGE DIVIDES MIMIC THE EXISTING DRAINAGE PATTERN.

OUTFALL #3:

RUNOFF IS COLLECTED AND CONVEYED TO PROPOSED BIO-RETENTION PITS #3A-C AND #3D. IT IS THEN PIPED INTO THE EXISTING STORM DRAIN SYSTEM SERVICING PICKETT ROAD, AND THEN OUTFALLS TO THE ACCOTINK CREEK. THE PROPOSED DRAINAGE DIVIDES MIMIC THE EXISTING DRAINAGE PATTERN.

PLEASE NOTE THAT AT SITE PLAN IT IS ANTICIPATED THAT THE EXTENT OF THE ADEQUATE OUTFALL REVIEW SHALL BE DOWN STREAM WHERE THE CONTRIBUTING DRAINAGE AREA FROM THE SITE SHALL MEET A COMPARISON AREA THAT REPRESENTS A CONFLUENCE POINT OF AT LEAST 90% OR MORE PER CITY CODE SECTION 124-4-4(C)(6)D.

IT IS ASSUMED THAT ANY STORM DRAIN PIPES OR CONVEYANCE SYSTEMS INTO WHICH THE RUNOFF WILL BE CONVEYED HAVE SUFFICIENT CAPACITY AND ARE THEREFORE ADEQUATE. AT SITE PLAN CHANNEL PROTECTION AND FLOOD PROTECTION REQUIREMENTS SHALL BE ADDRESSED PER APPLICABLE CITY CODE SECTION 124-4-4.

SUMMARY/CONCLUSION:

IT IS THE OPINION OF VIKA VIRGINIA THAT THIS PROJECT WILL HAVE NO ADVERSE EFFECT NOR CAUSE FLOODING OF ANY DOWN STREAM PROPERTY OR STRUCTURE AND THAT THE OUTFALL IS ADEQUATE.



ENGINEERING SURVEYING/GEOMATICS
LANDSCAPE ARCHITECTURE PLANNING
VIKA VIRGINIA, LLC

8180 GREENSBORO DRIVE SUITE 200 TYSONS, VIRGINIA 22102 PHONE: (703) 442-7800 FAX: (703) 761-2787 TYSONS, VA. GERMANTOWN, MD.

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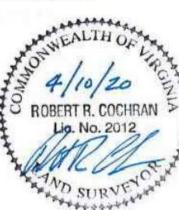
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(703) 456-8039

REVISIONS	DATE
2ND SUBMISSION	02/07/2020
RESUBMISSION	04/10/2020
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PROFESSIONAL SEAL



3500 PICKETT ROAD

CITY OF FAIRFAX, VIRGINIA

PROPOSED SWM MAP AND NARRATIVE

DRAWN BY:	DCZ
DESIGNED BY:	KMO
DATE ISSUED:	NOVEMBER 22, 2019
DWG. SCALE:	1"=30'
VIKA JOB NO.	VV7583C
SHEET NO.	C-16

VRRM SUMMARY SHEET

Site Summary Project Title: NA

Date: 43864 Total Rainfall (in): 43
Total Disturbed Acreage: 3.96

Site Land Cover Summary

Pre-ReDevelopment Land Cover	(acres)

	A soils	B Soils	C Soils	D Soils	Totals	% of Total
Forest/Open (acres)	0.00	0.00	0.00	0.00	0.00	0
Managed Turf (acres)	0.00	0.00	0.00	1.38	1.38	35
Impervious Cover (acres)	0.00	0.00	0.00	2.58	2.58	65
	1.52				2.05	400

Site Tv and Land Cover Nutrient Loads

	Final Post-Development (Post-ReDevelopment & New Impervious)	Post- ReDevelopment	Development	
Site Rv	0.68	0.68		0.71
Treatment Volume (ft ³)	9,819	9,819	. 40	10,149
TP Load (lb/yr)	6.17	6.17	-	6.38

	- 22	
1.07	1.07	0
	1.07	1.07

	Final Post-Development Load (Post-ReDevelopment & New Impervious)	Pre- ReDevelopment
TN Load (lb/yr)	44.13	45.62

Site Compliance Summary

Maximum % Reduction Required Below	20%
Pre-ReDevelopment Load	20%

1,350	Total Runoff Volume Reduction (ft ³)
1.17	Total TP Load Reduction Achieved (lb/yr)
9.70	Total TN Load Reduction Achieved (lb/yr)
5.00	Remaining Post Development TP Load (lb/yr)
0.00	Remaining TP Load Reduction (lb/yr)

** TARGET TP REDUCTION EXCEEDED BY 0.1 LB/YEAR **

TP Load per acre

(lb/acre/yr)

TP Load per acre (lb/acre/yr) 1.61 Load per acre

(lb/acre/yr)

Drainage Area Summary

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	Total
Forest/Open (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Managed Turf (acres)	1.51	0.00	0.00	0.00	0.00	1.51
Impervious Cover (acres)	2.45	0.00	0.00	0.00	0.00	2.45
Total Area (acres)	3.96	0.00	0.00	0.00	0.00	3.96

Drainage Area Compliance Summary

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	Total
TP Load Reduced (lb/yr)	1.17	0.00	0.00	0.00	0.00	1.17
TN Load Reduced (lb/yr)	9.70	0.00	0.00	0.00	0.00	9.70

Drainage Area A Summary

Land Cover Summary

	A Soils	B Soils	C Soils	D Soils	Total	% of Total
Forest/Open (acres)	0.00	0.00	0.00	0.00	0.00	0
Managed Turf (acres)	0.00	0.00	0.00	1.51	1.51	38
Impervious Cover (acres)	0.00	0.00	0.00	2.45	2.45	62
-					3.96	

BMP Selections

Practice	Managed Turf Credit Area (acres)	Impervious Cover Credit Area (acres)	BMP Treatment Volume (ft ³)	TP Load from Upstream Practices (lbs)	Untreated TP Load to Practice (lbs)	TP Removed (lb/yr)	TP Remaining (lb/yr)	Downstream Treatment to be Employed
6.a. Bioretention #1 or Micro-Bioretention #1 or Urban Bioretention (Spec #9)	0.5	1.25	4,764.38	0.00	2.99	1.64	1.35	

CN adjusted 90 0 0 0 0

Total Impervious Cover Treated (acres)	0.90
Total Turf Area Treated (acres)	0.30
Total TP Load Reduction Achieved in D.A. (lb/yr)	1.17
Total TN Load Reduction Achieved in D.A. (lb/yr)	9.70

Runoff Volume and CN Calculations

Target Rainfall Event (in)	2.62	3.17	4.87]		
Drainage Areas	RV & CN	Drainage Area A	Drainage Area B	Drainage Area C	Drainage Area D	Drainage Area E
CN		91	0	0	0	0
RR (ft³)		1,350	0	0	0	0
1-year return period	RV wo RR (ws-in)	1.72	0.00	0.00	0.00	0.00
	RV w RR (ws-in)	1.63	0.00	0.00	0.00	0.00
	CN adjusted	90	0	0	0	0
2-year return period	RV wo RR (ws-in)	2.23	0.00	0.00	0.00	0.00
	RV w RR (ws-in)	2.14	0.00	0.00	0.00	0.00
	CN adjusted	90	0	0	0	0
10-year return period	RV wo RR (ws-in)	3.86	0.00	0.00	0.00	0.00
	RV w RR (ws-in)	3.76	0.00	0.00	0.00	0.00
	**	<u> </u>				

1-year storm 2-year storm 10-year storm

BIO-RETENTION SIZING

BIORETENTION BASIN #2 COMPUTATIONS Impervious DA to Bioretention= 0.42 acres Pervious DA to Bioretention= 0.16 acres Rv= 0.37 1" Water Quality Volume= 772 ft³

Minimum Required Surface Area=	406	ft ²
Provided Surface Area=	625	ft ²
Void Ratio of Ponding (6")=	1	
Void Ratio of Soil Media=	0.25	
Void Ratio of 12" Stone Sump=	0.4	
Design Depth of Media Filter=	4.0	ft
Storage Depth of Bioretention Filter=	1.90	ft

Provided Storage Volume=

BIORETENTION BASIN #3D COMPUTATIONS

1187.5 ft³

BIORETENTION BASIN #3A-C COMPUTATIONS

0.42 acres

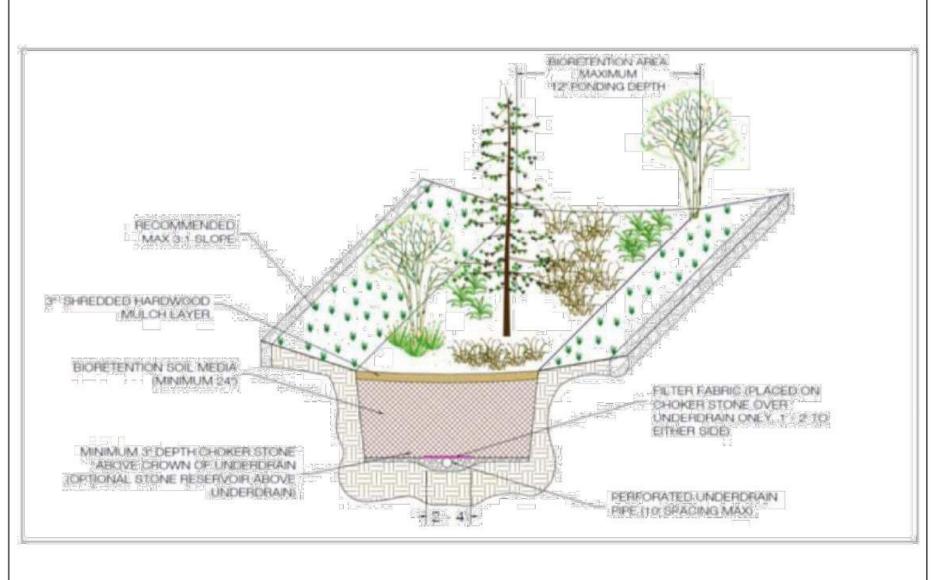
Impervious DA to Bioretention=

Pervious DA to Bioretention=	0.16	acres
Rv=	0.37	
1" Water Quality Volume=	772	ft ³

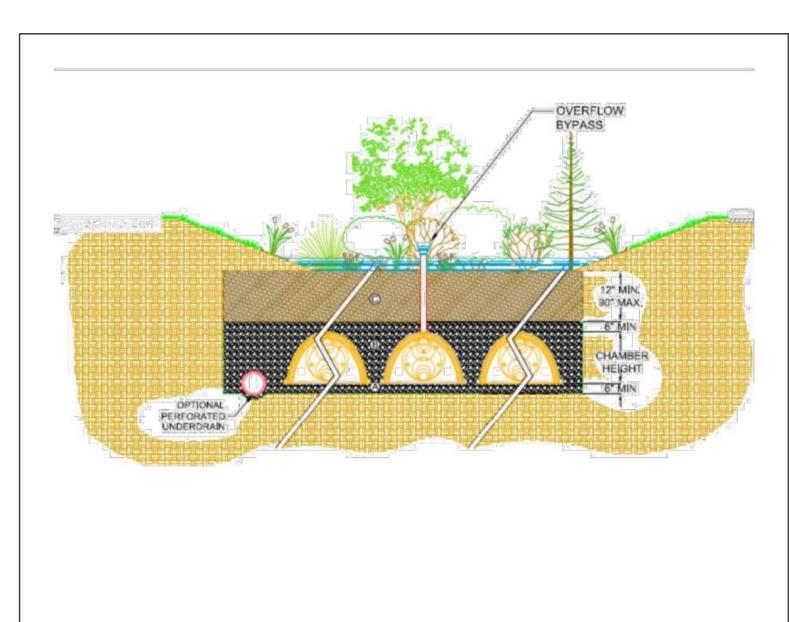
Minimum Required Surface Area=	406	ft ²
Provided Surface Area=	1178	ft ²
Void Ratio of Ponding (6")=	1	
Void Ratio of Soil Media=	0.25	
Void Ratio of 12" Stone Sump=	0.4	
Design Depth of Media Filter=	4.0	ft
Storage Depth of Bioretention Filter=	1.90	ft

Impervious DA to Bioretention=	0.42	acres
Pervious DA to Bioretention=	0.16	acres
Rv=	0.76	
1" Water Quality Volume=	1600	ft ³
Minimum Required Surface Area=	842	ft ²
Provided Surface Area=	1125	11000
Void Ratio of Ponding (6")=	1	
Void Ratio of Soil Media=	0.25	
Void Ratio of 12" Stone Sump=	0.4	
Design Depth of Media Filter=	4.0	ft
Storage Depth of Bioretention Filter=	1.90	ft
Provided Storage Volume=	2138	ft ³

TYPICAL DETAILS



TYPICAL LEVEL 1 BIO-RETENTION BASIN



TYPICAL UNDERGROUND DETENTION CHAMBER

VIKA VIRGINIA, LLC
8180 GREENSBORO DRIVE SUITE 200
TYSONS, VIRGINIA 22102

TYSONS, VIRGINIA 22102
PHONE: (703) 442-7800
FAX: (703) 761-2787
TYSONS, VA. GERMANTOWN, MD.
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DEVELOPER
EYA DEVELOPMENT LLC
4800 HAMPTON LANE

SUITE 300 BETHESDA, MD 20814 301-634-8614

LAND USE ATTORNEY: COOLEY LLP 11951 FREEDOM DRIVE RESTON, VA 20190-5656 ATTN: MARK LOONEY (703) 456-8039

LANDSCAPE ARCHITECT: STUDIO 39 6416 GROVEDALE DRIVE ALEXANDRIA, VA 22310 ATTN: JOE PLUMPE (703) 719-6500

02/07/2020
04/10/2020
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PROFESSIONAL SEAL

A /10/20
ROBERT R. COCHRAN
Lia. No. 2012

SURVEY

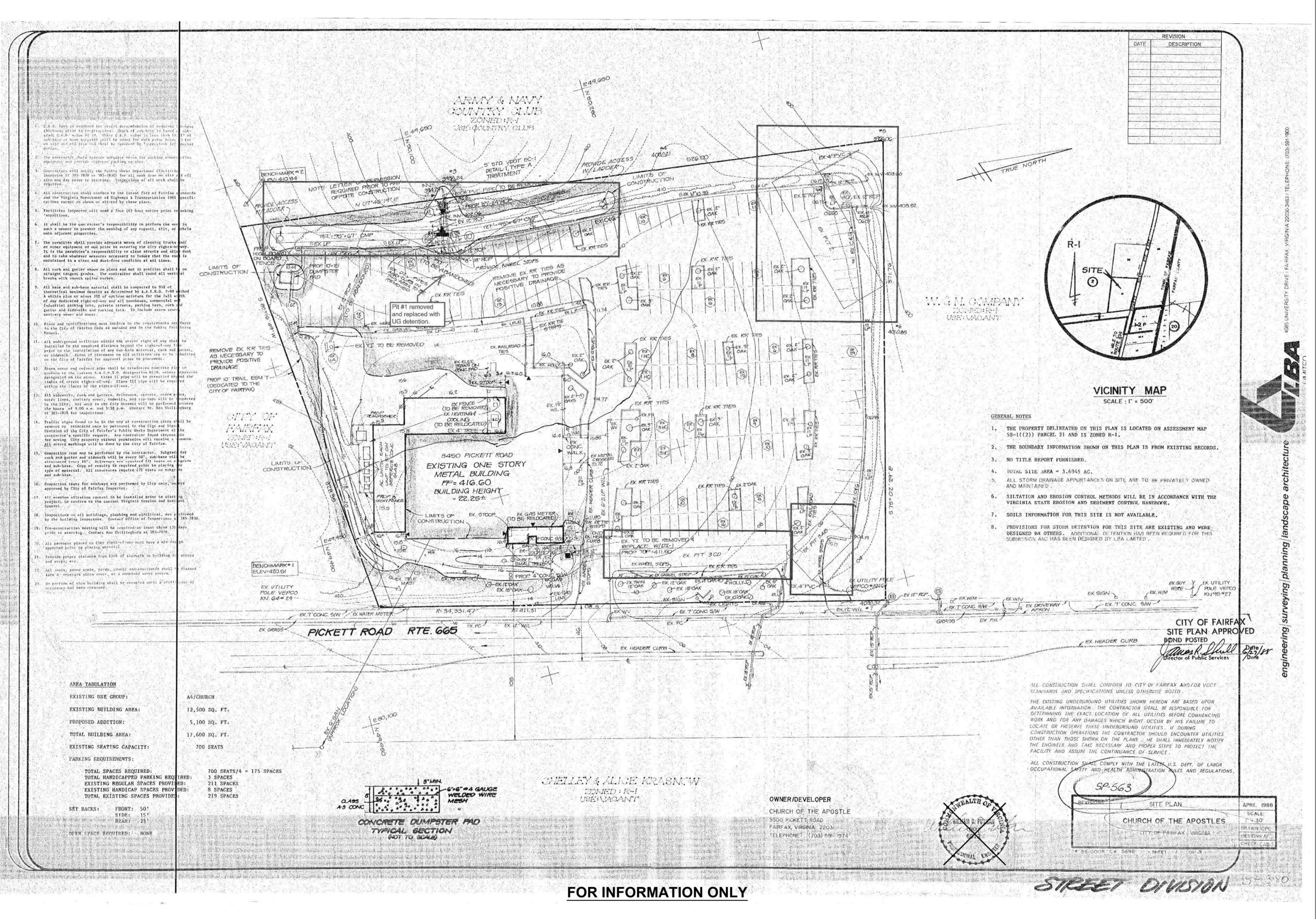
SURV

3500 PICKETT ROAD

CITY OF FAIRFAX, VIRGINIA

SWM COMPUTATIONS AND DETAILS

DRAWN BY:	DCZ
DESIGNED BY:	KMO
DATE ISSUED:	NOVEMBER 22, 2019
DWG.	N/A
SCALE:	N/A
VIKA JOB NO.	VV7583C





VIKA VIRGINIA, LLC
8180 GREENSBORO DRIVE SUITE 200

8180 GREENSBORO DRIVE SUITE 200 TYSONS, VIRGINIA 22102 PHONE: (703) 442-7800 FAX: (703) 761-2787 TYSONS, VA. GERMANTOWN, MD.

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EYA DEVELOPMENT LLC
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4800 HAMPTON LANE SUITE 300 BETHESDA, MD 20814 301-634-8614

LAND USE ATTORNEY: COOLEY LLP 11951 FREEDOM DRIVE RESTON, VA 20190-5656 ATTN: MARK LOONEY (703) 456-8039

LANDSCAPE ARCHITECT: STUDIO 39 6416 GROVEDALE DRIVE ALEXANDRIA, VA 22310 ATTN: JOE PLUMPE (703) 719-6500

REVISIONS	DATE
ND SUBMISSION RESUBMISSION	02/07/2020 04/10/2020

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A/10/20

ROBERT R. COCHRAN

3500 PICKETT ROAD

CITY OF FAIRFAX, VIRGINIA

EXISTING SWM PLAN

DRAWN BY:
DESIGNED BY:
DATE ISSUED:

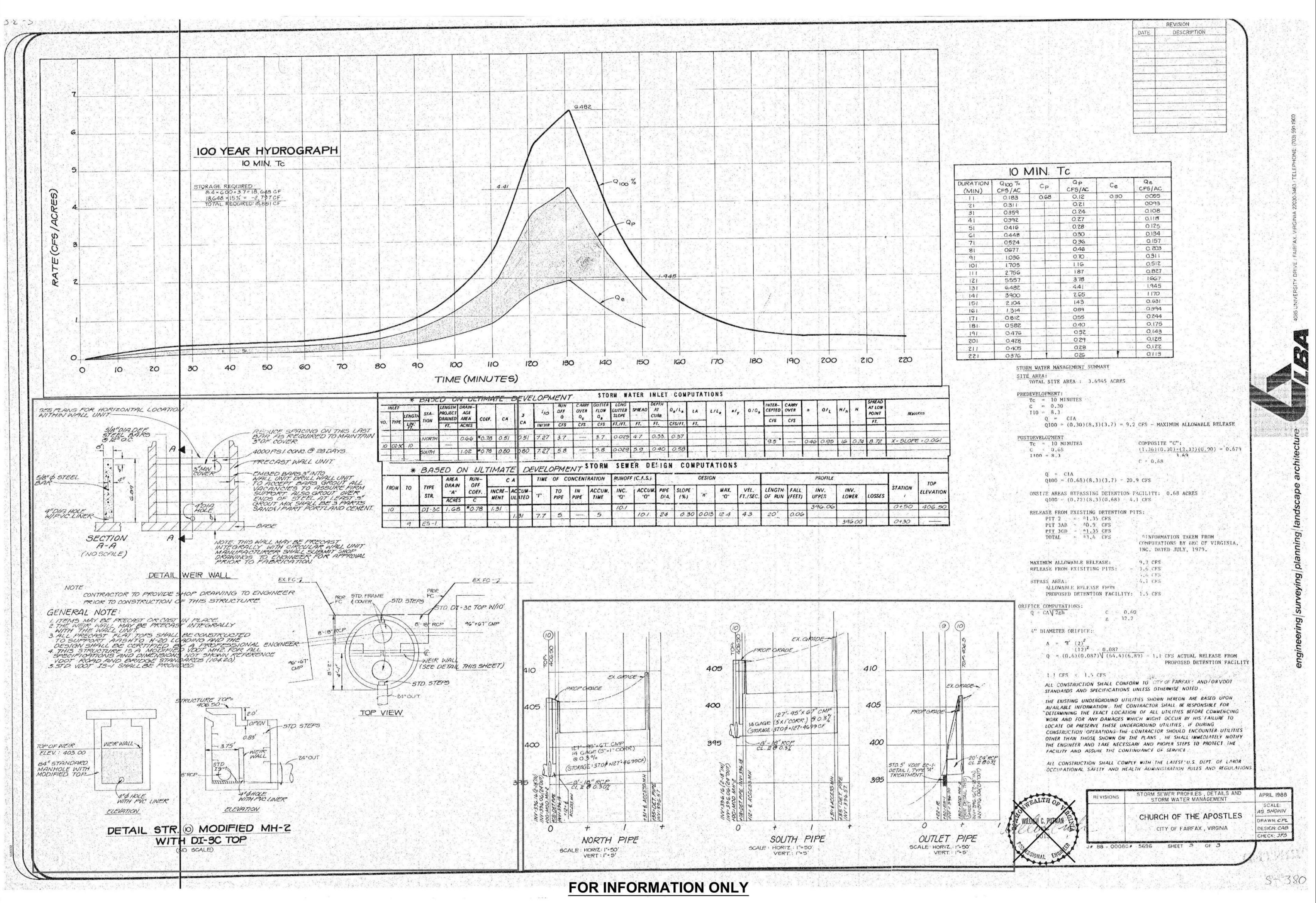
DWG.
SCALE:

VIKA JOB
NO.

DCZ
KMO
NOVEMBER 22, 2019

NOVEMBER 22, 2019

VV7583C





ENGINEERING SURVEYING/GEOMATICS
LANDSCAPE ARCHITECTURE PLANNING
VIKA VIRGINIA, LLC
8180 GREENSBORO DRIVE SUITE 200
TYSONS, VIRGINIA 22102

8180 GREENSBORO DRIVE SUITE 200 TYSONS, VIRGINIA 22102 PHONE: (703) 442-7800 FAX: (703) 761-2787 TYSONS, VA. GERMANTOWN, MD.

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DEVELOPER
EYA DEVELOPMENT LLC
4800 HAMPTON LANE
SUITE 300

SUITE 300 BETHESDA, MD 20814 301-634-8614

LAND USE ATTORNEY: COOLEY LLP 11951 FREEDOM DRIVE RESTON, VA 20190-5656 ATTN: MARK LOONEY (703) 456-8039

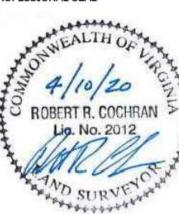
LANDSCAPE ARCHITECT: STUDIO 39

6416 GROVEDALE DRIVE ALEXANDRIA, VA 22310 ATTN: JOE PLUMPE

(703) 719-6500

EVISIONS	DATE
ID SUBMISSION	02/07/2020
SUBMISSION	04/10/2020
	(IST - 2

PROFESSIONAL SEAL



3500 PICKETT ROAD

CITY OF FAIRFAX, VIRGINIA

EXISTING SWM COMPS



ENGINEEDING SURVEYING/GEOMATICS

ENGINEERING SURVEYING/GEOMATICS LANDSCAPE ARCHITECTURE PLANNING VIKA VIRGINIA, LLC

8180 GREENSBORO DRIVE SUITE 200 TYSONS, VIRGINIA 22102 PHONE: (703) 442-7800 FAX: (703) 761-2787 TYSONS, VA. GERMANTOWN, MD.

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EYA DEVELOPMENT LLC
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4800 HAMPTON LANE SUITE 300 BETHESDA, MD 20814

301-634-8614

LAND USE ATTORNEY:
COOLEY LLP
11951 FREEDOM DRIVE
RESTON, VA 20190-5656
ATTN: MARK LOONEY

(703) 456-8039

LANDSCAPE ARCHITECT:

STUDIO 39

6416 GROVEDALE DRIVE
ALEXANDRIA, VA 22310
ATTN: JOE PLUMPE

(703) 719-6500

REVISIONS	DATE
2ND SUBMISSION	02/07/2020
RESUBMISSION	04/10/2020

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4/10/20

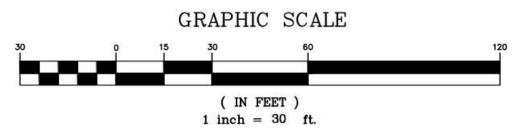
ROBERT R. COCHRAN
Lio. No. 2012

3500 PICKETT ROAD

CITY OF FAIRFAX, VIRGINIA

AUTOTURN EXHIBIT

DRAWN BY:	RYM
DESIGNED BY:	PR
DATE ISSUED:	NOVEMBER 22, 2019
DWG. SCALE:	AS SHOWN
VIKA JOB	VV7583C



Lock to Lock Time Steering Angle

Track

8.00

24.00

: 8.50 : 8.50 : 6.0

FIRE TRUCK-PUMPER

7.50

Width

Track

17.80

Lock to Lock Time : 6.0 Steering Angle : 25.7

: 8.00 : 8.00 **LEGEND**

FRONT TIRES

REAR TIRES

VEHICLE BODY





LANDSCAPE ARCHITECTURE PLANNING VIKA VIRGINIA, LLC 8180 GREENSBORO DRIVE SUITE 200

TYSONS, VIRGINIA 22102 PHONE: (703) 442-7800 FAX: (703) 761-2787 TYSONS, VA. GERMANTOWN, MD.

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DEVELOPER EYA DEVELOPMENT LLC 4800 HAMPTON LANE SUITE 300

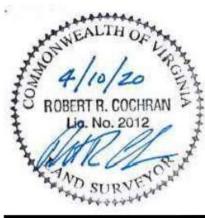
BETHESDA, MD 20814 301-634-8614

LAND USE ATTORNEY: COOLEY LLP 11951 FREEDOM DRIVE RESTON, VA 20190-5656 ATTN: MARK LOONEY (703) 456-8039

LANDSCAPE ARCHITECT: STUDIO 39 6416 GROVEDALE DRIVE ALEXANDRIA, VA 22310 ATTN: JOE PLUMPE (703) 719-6500

DATE
02/07/2020
04/10/2020
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PROFESSIONAL SEAL



3500 PICKETT **ROAD**

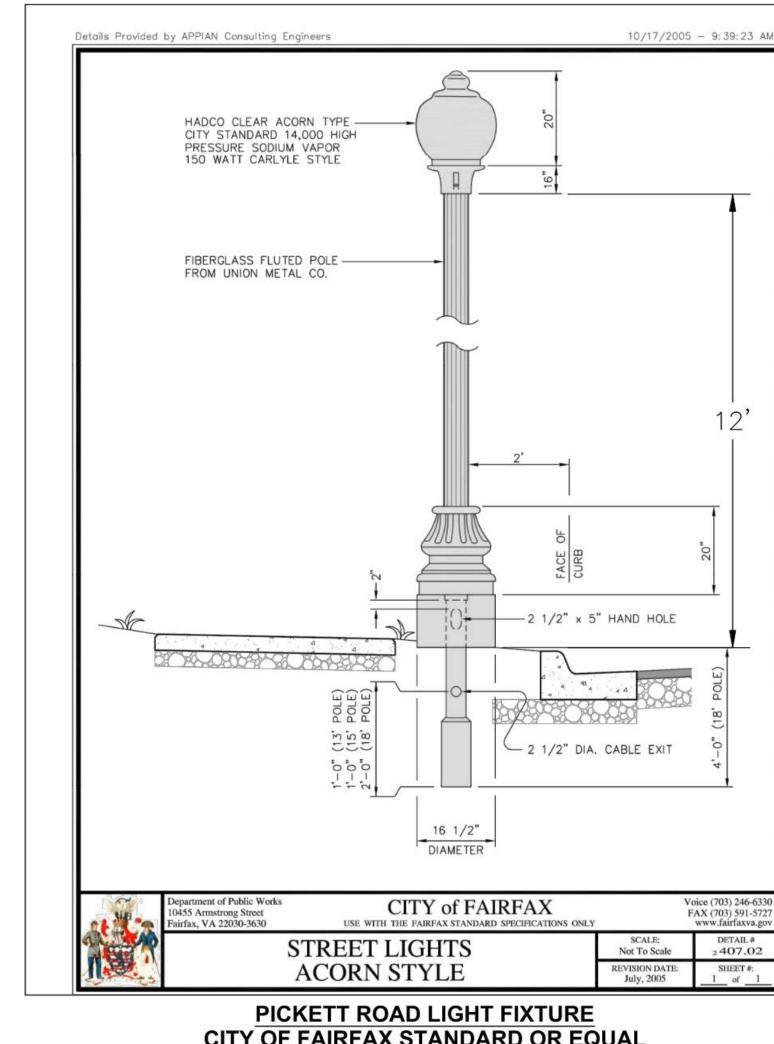
CITY OF FAIRFAX, VIRGINIA

TOWNHOME AUTOTURN

	GRAPHIC SCALE		
15	30 60	120	
	(IN FEET) 1 inch = 30 ft.		VA STA

1	
GRID	TATE NORTH C 83)

DRAWN BY:	9
DESIGNED BY: DATE ISSUED:	NOVE
DWG. SCALE:	AS
VIKA JOB NO.	VV7



CITY OF FAIRFAX STANDARD OR EQUAL

6' ORNAMENTAL

CLEARING & GR

LIMITS OF FILL E (SEE SHEET C-14

FENCE

GRATE TOP=401.83' INV OUT (SE)=399.47

CB RIM TOP=404.14'
INV IN (NW)=400.36'
INV OUT (SE)=400.30' CB RIM TOP=404.33'INV IN (NW)=397.89'

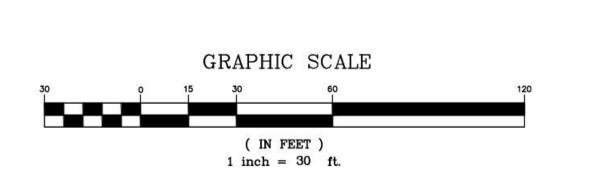
INV OUT (SE)=397.85'

- LIMITS OF



MetroScape LED Post-Top Comfort (MPTR) by PHILIPS LUMEC OR EQUAL

INTERNAL STREET LIGHT FIXTURE



RAIL/FENCE



LIMITS OF -CLEARING AND GRADING

LIMITS OF — **CLEARING** AND GRADING

PRIVATE STREET

PICKETT ROAD - ROUTE 237

(MINOR ARTERIAL) (VARIABLE WIDTH PUBLIC R.O.W.)

CB RIM TOP=405.85'-

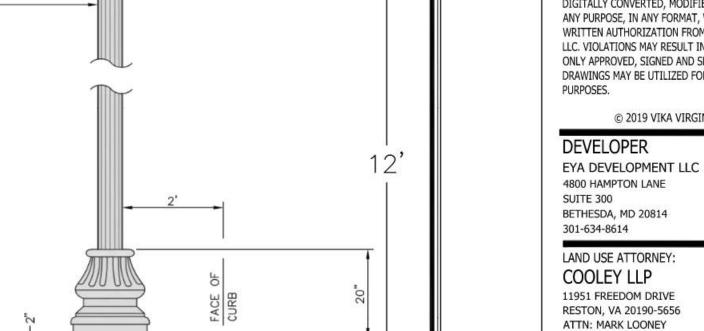
VA STATE GRID NORTH (VSC 83)

LAYOUT: C-22 SITE LIGHTING AND PHOTOMETRICS, Plotted By: Richardson

LIMITS OF

CLEARING

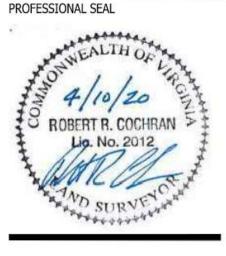
AND GRADING



DATE
02/07/2020
04/10/2020
_

LANDSCAPE ARCHITECTURE PLANNING VIKA VIRGINIA, LLC 8180 GREENSBORO DRIVE SUITE 200 TYSONS, VIRGINIA 22102

PHONE: (703) 442-7800 FAX: (703) 761-2787 TYSONS, VA. GERMANTOWN, MD. THE INFORMATION, DESIGN, AND CONTENT OF

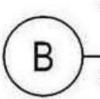


3500 PICKETT **ROAD**

CITY OF FAIRFAX, VIRGINIA

SITE LIGHTING **PHOTOMETRICS**

DRAWN BY: DESIGNED BY: DATE ISSUED:	PR NOVEMBER 22, 2019	
DWG. SCALE:	AS SHOWN	
VIKA JOB NO.	VV7583C	
SHEET NO.	C-22	



1/8" = 1'-0"

OPT. LOFT w. CEMENTITIOUS

BUILT-UP CORNICE (PTD.) -

8" CEMENTITIOUS HORIZ

4" CEMENTITIOUS HORIZ SIDING (PTD.)

S" BRICK SOLDIER WINDOW

HEAD W/ 3/4" PROJECTION -

8" BRICK SOLDIER GARAGE DOOF

RECESSED GARAGE DOOR

APPROX LINE OF FIN

GRADE --

HEAD IN 3M" PROJECTION -

SIDING (PTD.)

6": 8" TRIM SURROUND -

HORIZ SIDING -

PRE-FINISHED METAL

PARAPET CAP -

TYPICAL BUILDING ELEVATIONS (UNIT A)

FRONT LOAD ELEVATIONS



TYPICAL BUILDING ELEVATIONS (UNIT B & C)

Scale: 1/8" = 1'-0

REAR LOAD ELEVATIONS



ENGINEERING SURVEYING/GEOMATICS LANDSCAPE ARCHITECTURE PLANNING VIKA VIRGINIA, LLC 8180 GREENSBORO DRIVE SUITE 200

8180 GREENSBORO DRIVE SUITE 200 TYSONS, VIRGINIA 22102 PHONE: (703) 442-7800 FAX: (703) 761-2787 TYSONS, VA. GERMANTOWN, MD.

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DEVELOPER
EYA DEVELOPMENT LLC
4800 HAMPTON LANE
SUITE 300

BETHESDA, MD 20814 301-634-8614 LAND USE ATTORNEY:

COOLEY LLP 11951 FREEDOM DRIVE RESTON, VA 20190-5656 ATTN: MARK LOONEY (703) 456-8039

LANDSCAPE ARCHITECT:
STUDIO 39
6416 GROVEDALE DRIVE
ALEXANDRIA, VA 22310
ATTN: JOE PLUMPE
(703) 719-6500

REVISIONS	DATE
2ND SUBMISSION	02/07/2020
RESUBMISSION	04/10/2020
1.	
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PROFESSIONAL SEAL



3500 PICKETT ROAD

CITY OF FAIRFAX, VIRGINIA

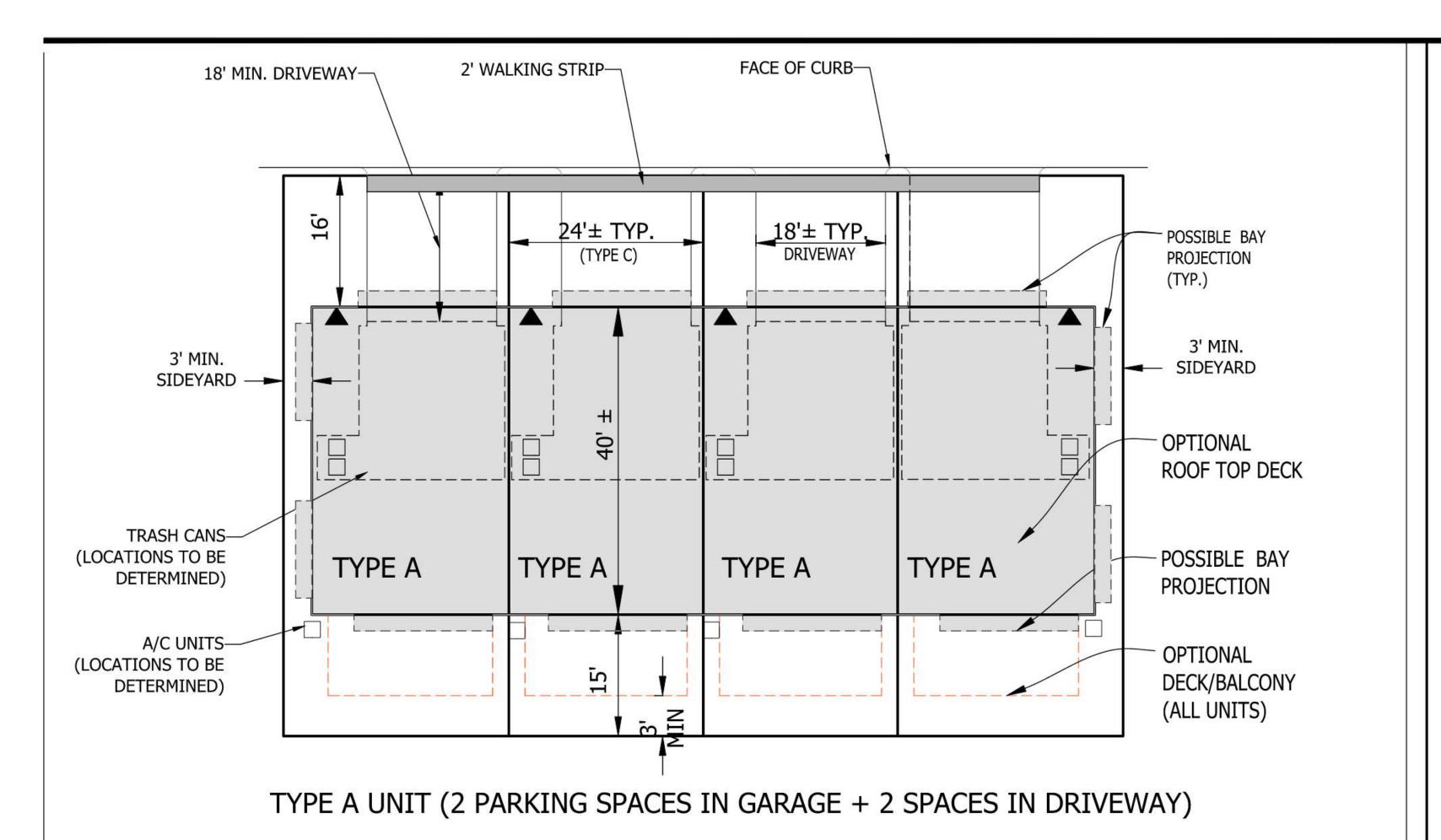
ARCHITECTURAL ELEVATIONS

DESIGNED BY:
DATE ISSUED:

DWG.
SCALE:

VIKA JOB
NO.

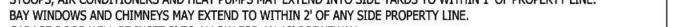
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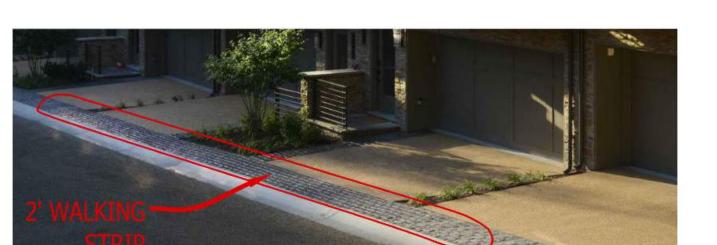


LAYOUT: A-2 ARCHITECTURAL SECTIONS, Plotted By: Richardson

TYPICAL FRONT-LOAD TOWNHOUSE

- FINAL LOT WIDTH AND DEPTHS SUBJECT TO CHANGE WITH FINAL ENGINEERING PLANS AND PLATS. SETBACKS ARE MEASURED TO THE OUTER VERTICAL FACADES AND DO NOT INCLUDE ANY ARCHITECTURAL ELEMENTS SUCH AS BAY WINDOWS, COVERED BALCONIES, PORCHES, CHIMNEYS, EAVES, ETC.
- GARAGE LAYOUT TO BE DETERMINED AT BUILDING PERMIT.
- STOOPS, AIR CONDITIONERS AND HEAT PUMPS MAY EXTEND INTO SIDE YARDS TO WITHIN 1' OF PROPERTY LINE.
- GARAGE DOOR WILL BE INSET 2' TO ALLOW FOR AN 18' DRIWEWAY.





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LANDSCAPE ARCHITECTURE PLANNING VIKA VIRGINIA, LLC 8180 GREENSBORO DRIVE SUITE 200 TYSONS, VIRGINIA 22102 PHONE: (703) 442-7800

FAX: (703) 761-2787

TYSONS, VA. GERMANTOWN, MD.

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DEVELOPER EYA DEVELOPMENT LLC

PURPOSES.

4800 HAMPTON LANE

SUITE 300 BETHESDA, MD 20814 301-634-8614

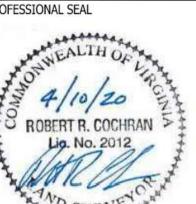
LAND USE ATTORNEY: COOLEY LLP 11951 FREEDOM DRIVE

RESTON, VA 20190-5656 ATTN: MARK LOONEY (703) 456-8039

LANDSCAPE ARCHITECT: STUDIO 39 6416 GROVEDALE DRIVE ALEXANDRIA, VA 22310 ATTN: JOE PLUMPE (703) 719-6500

REVISIONS	DATE
2ND SUBMISSION	02/07/2020
RESUBMISSION	04/10/2020
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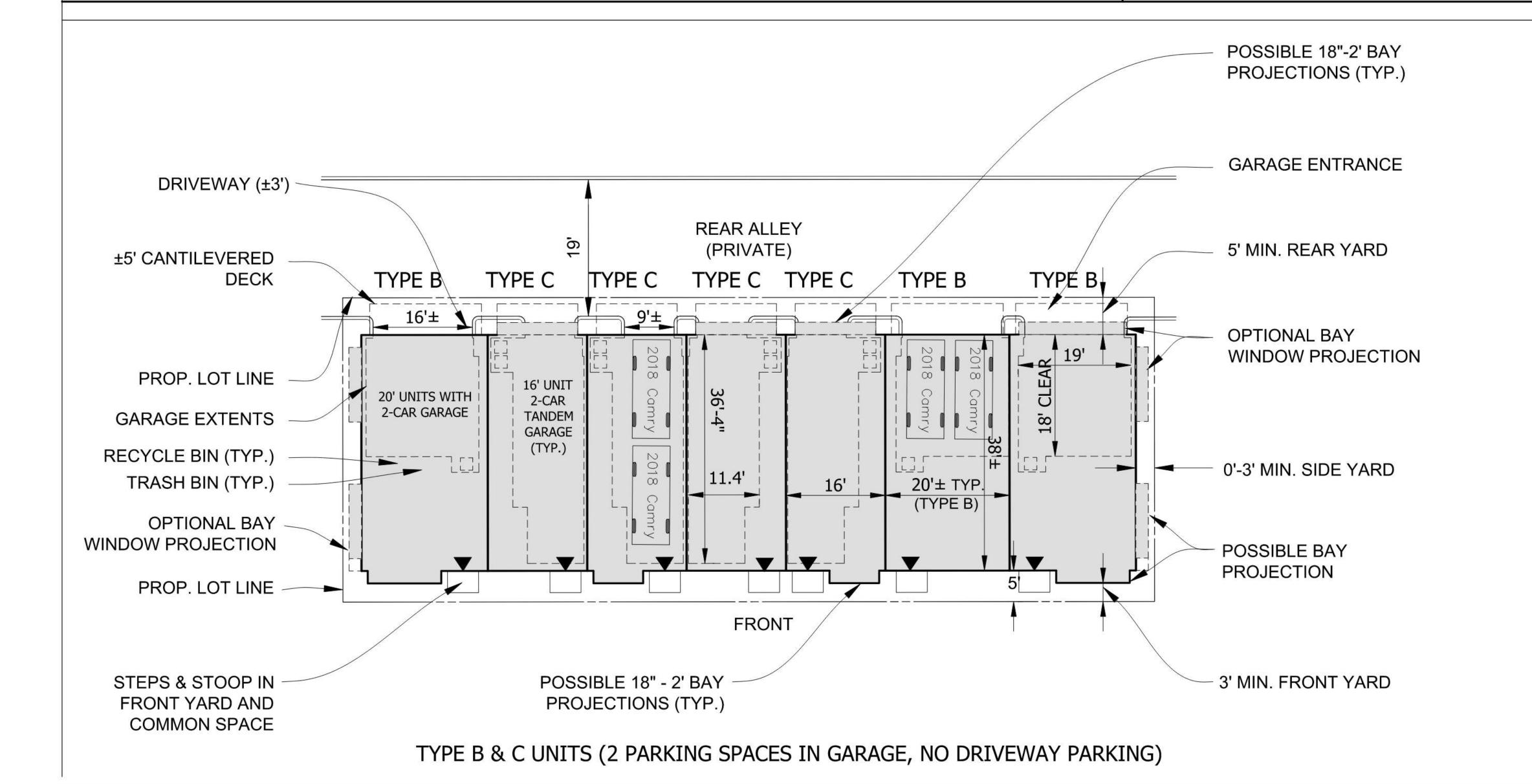
PROFESSIONAL SEAL



3500 PICKETT **ROAD**

CITY OF FAIRFAX, VIRGINIA

1'' = 10'VV7583C



TYPICAL REAR-LOAD TOWNHOUSE

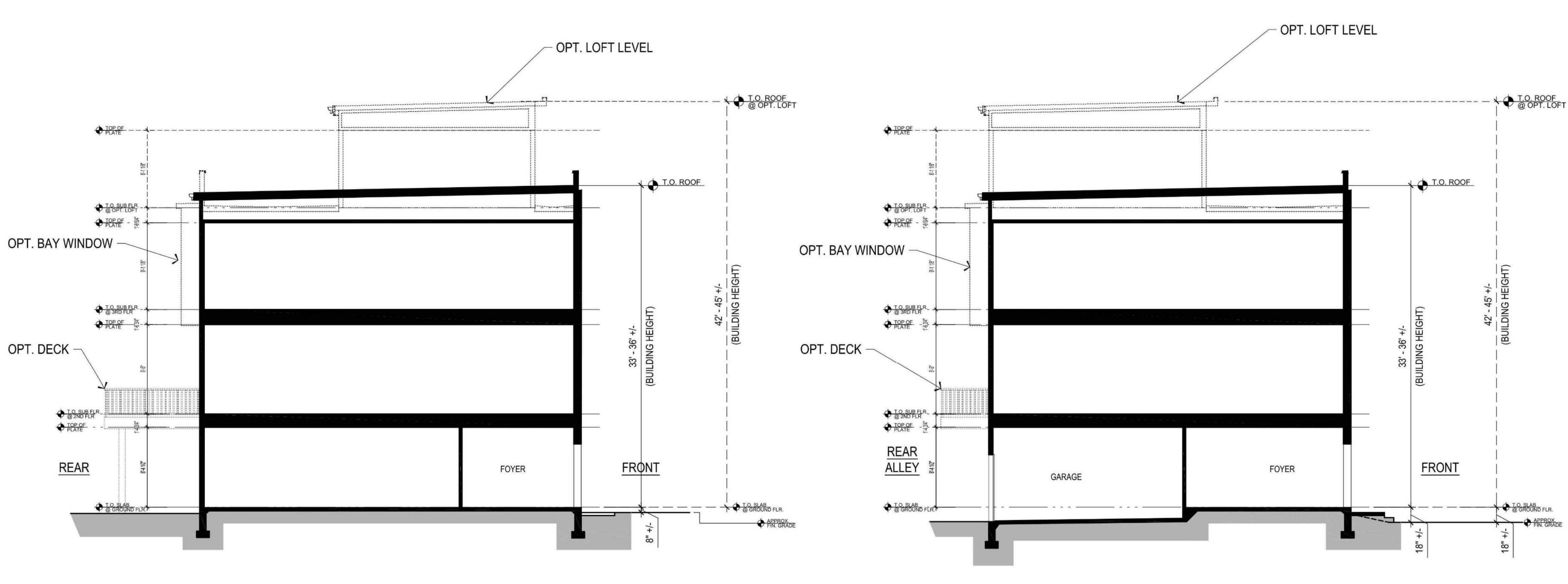
REAR PROPERTY LINE.

TOWNHOME **DETAILS**

GRAPHIC SCALE (IN FEET) 1 inch = 10 ft.

6416 GROVEDALE DRIVE ALEXANDRIA, VA 22310 ATTN: JOE PLUMPE (703) 719-6500

CITY OF FAIRFAX, VIRGINIA



TYPICAL BUILDING SECTION (UNIT A)

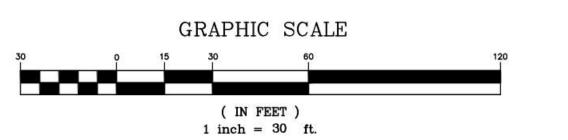
Scale: 3/16" = 1'-0" FRONT LOAD UNITS

TYPICAL BUILDING SECTION (UNIT B & C)

Scale: 3/16" = 1'-0" REAR LOAD UNITS

LAYOUT: A-3, Plotted By: Richardson









ENGINEERING SURVEYING/GEOMATICS LANDSCAPE ARCHITECTURE PLANNING VIKA VIRGINIA, LLC 8180 GREENSBORO DRIVE SUITE 200

TYSONS, VIRGINIA 22102 PHONE: (703) 442-7800 FAX: (703) 761-2787 TYSONS, VA. GERMANTOWN, MD.

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DEVELOPER EYA DEVELOPMENT LLC

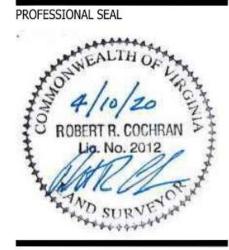
4800 HAMPTON LANE SUITE 300 BETHESDA, MD 20814

LAND USE ATTORNEY: COOLEY LLP 11951 FREEDOM DRIVE RESTON, VA 20190-5656 ATTN: MARK LOONEY

301-634-8614

(703) 456-8039 LANDSCAPE ARCHITECT: STUDIO 39 6416 GROVEDALE DRIVE ALEXANDRIA, VA 22310 ATTN: JOE PLUMPE (703) 719-6500

REVISIONS	DATE
2ND SUBMISSION	02/07/2020
RESUBMISSION	04/10/2020
W.	
): }:	
<u> </u>	
W.	
SV	



3500 PICKETT **ROAD**

CITY OF FAIRFAX, VIRGINIA

OVERALL SITE ILLUSTRATIVE

DRAWN BY: DESIGNED BY:	PR	
DATE ISSUED:	NOVEMBER 22, 2019	
DWG. SCALE:	AS SHOWN	
VIKA JOB		



ENGINEERING SURVEYING/GEOMATICS LANDSCAPE ARCHITECTURE PLANNING VIKA VIRGINIA, LLC

8180 GREENSBORO DRIVE SUITE 200 TYSONS, VIRGINIA 22102 PHONE: (703) 442-7800 FAX: (703) 761-2787 TYSONS, VA. GERMANTOWN, MD.

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DEVELOPER EYA DEVELOPMENT LLC 4800 HAMPTON LANE

SUITE 300 BETHESDA, MD 20814 301-634-8614

LAND USE ATTORNEY: COOLEY LLP 11951 FREEDOM DRIVE RESTON, VA 20190-5656 ATTN: MARK LOONEY (703) 456-8039

LANDSCAPE ARCHITECT:
STUDIO 39
6416 GROVEDALE DRIVE
ALEXANDRIA, VA 22310
ATTN: JOE PLUMPE
(703) 719-6500

REVISIONS	DATE
2ND SUBMISSION	02/07/2020
RESUBMISSION	04/10/2020
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PROFESSIONAL SEAL

4/10/20

ROBERT R. COCHRAN
Lio. No. 2012

3500 PICKETT ROAD

CITY OF FAIRFAX, VIRGINIA

LANDSCAPE PLAN

DRAWN BY:	
DESIGNED BY:	PR
DATE ISSUED:	NOVEMBER 22, 2019
DWG. SCALE:	AS SHOWN

LAYOUT: L-01 LANDSCAPE PLAN, Plotted By: Richardson

General

- 1. Landscape Specifications: Landscape specifications shall be as outlined below. Any item or procedure not mentioned below shall be as specified in the Landscape specification guidelines published by the Landscape Contractors Association (latest edition).
- 2. Plant Materials: The Landscape Contractor shall furnish and install and/or dig, ball, burlap, and transplant plant materials called for on the drawings and/or listed in the plant schedule. The City reserves the right to inspect plant material at the nursery source, before off-loading at the project site. when in storage or prior to installation.
- 3. Plant Names: Plant names used in the plant schedule shall be identified in accordance with Hortus Third, by L.H. Bailey, 1976.
- 4. Plant Standards: Plant materials shall be equal to or better than the requirements of the "American Standard for Nursery Stock" (ANSI Z60.1 latest edition), as published by the American Association of Nurseryman (hereinafter referred to as AAN standards). Plants shall be typical of their species and variety, shall have a normal habit of growth, and shall be first auality, sound, vigorous, well branched, and with healthy, well-furnished root systems. They shall be free of disease, insect pests, and mechanical
- (A) Plants shall be nursery grown and shall have been grown under the same climatic conditions as the location of the subject project for at least two years before planting. Neither heeled-in plant, nor plants from cold storage will be accepted.
- (B) Collected plants or transplanted trees when specified by the landscape architect may be used, provided that locations and soil conditions will permit proper balling.
- 5. Materials for Planting:

55 Armstrong Street

- (A) Stakes for guying trees shall be sound oak or other approved hardwood. Three stakes spread 120-degrees apart shall be used when detailed. Notch stakes for wire. See details. Trees located between sidewalk and curb shall have two stakes.
- (B) Tree Guys: Provide wire ties and guys of 2-strand, twisted, pliable galvanized steel wire not lighter than 12-gauge with zinc coated turnbuckles. Provide w-ply garden hose not less than 0.5-inch hose size, cut to lengths to protect tree trunks from damage by wires. Provide 14-gauge wire for trees less than 12-ft. height. Wire for guy may be twisted when a turnbuckle is not specified by the landscape architect. Use of tree ties in lieu of wire is acceptable.
- (C) Mulching: Mulch shall consist of double shredded hardwood mulch. 6. Planting Schedule: A professional horticulturist/nurseryman shall be consulted to determine the proper time, based on plant species and weather conditions, to move and install plant materials to minimize stress to the plant. Planting of deciduous material may be continued during the winter months provided there is no frost on the ground and frost-free soil planting mixtures are used.

III III II I			
	Dlant	ina Lv	ecution
	FIGURE	IIIU EX	ecunon

- Excavation of Plant Pits
 - (A) Circular Pits, with vertical sides shall be excavated for all plants. In heavy soils, slope the sides outward. The diameter of the holes shall be 18-inches greater than the diameter of the ball for trees, or 1.5 times the diameter of shrubs and container grown material.
 - (B) The depth of pits shall allow for one-eighth of the tree root ball or container depth to be above existing grade.
 - (C) Obstructions encountered in excavated or planted areas shall be removed or plants relocated as approved.
 - (D) Plants shall be planted plumb, at slightly above grade as in the nursery (in relation to finished grade); tamp topsoil under and around base of ball to fill all voids. Remove all burlap, ropes, plastic or synthetic twine or film, and wires from sides and tops of balls, but do not remove burlap from under ball. Thoroughly water when hole is two-thirds full of topsoil. Mix soil amendments thoroughly with soil mixture. Backfill pit halfway and tamp as pit is filled. Do not over compact remainder of backfill. After watering, 3" of mulch shall be applied over a 3" earth berm to create a shallow watering basin around the tree.
 - (E) Shrubs shall be planted in conformance with deciduous shrub planting Detail 8.05.

III. Staking and Guying

- 1. Each tree or evergreen shall be immediately staked or guyed after planting. (A) Deciduous trees 2-2.5" caliper or larger and all evergreen trees shall be staked and guyed with three 2" x 2" x 6' hardwood stakes per tree, spread 120-degrees apart. Hardwood stakes shall be driven no less than 10-inches below subgrade and outside the root ball. A double strand of 12-gauge galvanized wire shall be twisted and threaded through 0.5-inch garden hose to protect the tree trunk and secured to the hardwood stake. Notch stakes for wire.
 - (B) The 12-gauge galvanized wire shall be placed at a 45-degree angle from the tree to the stake. See Detail 8.04.
- IV. Plant Pruning, Edging, and Mulching
 - 1. Pruning shall be by experienced landscape personnel. Remove broken or damaged branches and roots. Cut back and thin deciduous material to retain two-thirds of the initial branches. Cut back evergreens to give compact uniform appearance. Damaged or pruned tree leaders shall be cause for rejection. Do not cut leaders.
 - 2. If foliage is present on deciduous plant material, they shall be sprayed with an anti-desiccant, which slows down the transpiration process, through reducing the danger of dehydration.
- 3. The areas around isolated plants shall be edged and cultivated to the full diameter of the pit.
- 4. After cultivation, plant material shall be mulched with a three-inch layer of double shredded mulch over the entire area of the bed or saucer.

- II. Warranty: Plant material shall have a one-year warranty commencing on the date of initial acceptance. Plant material shall be alive and in satisfactory condition at the end of the warranty period. Plant material will be considered dead if 25% or more of the material is found to be dead. Trees with a leader that has died will be considered dead. Trees with 25% or more crown found to be dead will also be
 - (A) Dead plants shall be replaced in the next planting period or as approved. (B) Replacements shall be of same type and size of specie originally
 - specified or as approved. (C) The warranty shall be for a one-time only replacement.
 - (D) Contractor will not be responsible for vandalism or losses due to abnormal weather conditions.

LANDSCAPE ARCHITECTURE PLANNING

VIKA VIRGINIA, LLC 8180 GREENSBORO DRIVE SUITE 200 TYSONS, VIRGINIA 22102 PHONE: (703) 442-7800 FAX: (703) 761-2787

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TYSONS, VA. GERMANTOWN, MD.

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> LAND USE ATTORNEY: COOLEY LLP 11951 FREEDOM DRIVE RESTON, VA 20190-5656 ATTN: MARK LOONEY (703) 456-8039

LANDSCAPE ARCHITECT: STUDIO 39 6416 GROVEDALE DRIVE ALEXANDRIA, VA 22310 ATTN: JOE PLUMPE (703) 719-6500

REVISIONS	DATE
ND SUBMISSION	02/07/202
ESUBMISSION	04/10/202
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PROFESSIONAL SEAL

3500 PICKETT **ROAD**

CITY OF FAIRFAX, VIRGINIA

LANDSCAPE TABULATION AND **DETAILS**

DRAWN BY: DESIGNED BY: DATE ISSUED:	PR NOVEMBER 22, 201
DWG. SCALE:	AS SHOWN
VIKA JOB NO.	VV7583C
SHEET NO.	L-03

CITY of FAIRFAX Voice (703) 385-7810 Department of Public Works CITY of FAIRFAX Voice (703) 385-7810 0455 Armstrong Street FAX (703) 591-5727 USE WITH THE FAIRFAX STANDARD SPECIFICATIONS ONLY irfax, VA 22030-3630 USE WITH THE FAIRFAX STANDARD SPECIFICATIONS ONLY PLANTING NOTES SCALE: Not To Scale DETAIL# PLANTING NOTES REVISION DATE: REVISION DATE: SHEET #: **DETAIL** DETAIL SHEET#:

CITY of FAIRFAX 455 Armstrong Street USE WITH THE FAIRFAX STANDARD SPECIFICATIONS ONLY irfax, VA 22030-3630

DETAIL

ON UNDISTURBED

See Detail 8.08 for Planting Notes.
Prune only to remove dead or damaged branches. Raising

OR COMPACTED GROUND

CITY of FAIRFAX

SCALE: Not To Scale B.O8 REVISION DATE: SHEET#:

-SEE NOTE 3

SEE NOTE 2

USING WIRE

BASE OF TRUNK

HARDWOOD MULCH

WATER ACCUMULATION

COMPACT OUTER EDGE

SAUCER FOR

WITH FOOTPRINT

PEEL BACK BURLAP

EXISTING SOIL

1 PART PEAT, 2 PARTS

-PLACE STAKES PARALLEL TO CURB, SIDEWALK OR BUILDING

Not To Scale

REVISION DATE: December 2016

FAX (703) 591-5

DETAIL # 8.01

SHEET#:

www.fairfaxv

1/2" RUBBER HOSE AT CONTACT POINTS WHEN

UNTIE BALLING STRING FROM

3" LAYER DOUBLE SHREDDED

BERM SIZE TO BE PROMINENT

Voice (703) 385-7810 FAX (703) 591-5727

www.fairfaxya.go

PLANTING NOTES TREE PLANTING DETAIL

Department of Public Works

8" HEAVY DUTY CONCRETE. 5' BANDS ON EDGES TO BE SCORED BROOM FINISH AND STAINED WITH DAVIS COLOR 'SANDSTONE #5237' INTEGRAL. CENTER 10' SECTION TO BE EXPOSED AGGREGATE FINISH. MIN. 6" COMPACTED AGGREGATE BASE PREPARED SUBGRADE TO 95% COMPACTION 6 X 12 W5XW5 **EXPOSED AGGREGATE**

-6in - Face of Curb 5in Face of Curb ___________ Builder's Option: Area may be concre Builder's Option: Area may be concrete Bottom of curb may follow slope of Bottom of curb may follow slope of ____ sub-base provided a minimum depth sub-base provided a minimum depth of 7 inches is maintained. of 7 inches is maintained. Curb Std. CG-6 Curb Std, CG-7

PROMENADE/FIRE LANE DETAIL SECTION

PROPOSED CURB DETAILS

branches is to be performed when approved to provide clearances for pedestrians. Never prune the leader. . Remove non-decomposing material from root ball. Remove stakes and wire at end of warranty period or at end of one growing season as approved. 55 Armstrong Street SINGLE-STEM TREE PLANTING UPRIGHT STAKING DETAIL

2 STRANDS 12 GA. WIRE-

ALLOW 2" TO 3" SWAY

OR TREE TIES

" MULCH -

" SAUCER-

2) 2X2 HARDWOOL

STAKES -

NOTES:

YARD

(MINOR ARTERIAL) INV OUT (SE)=399.84

PICKETT ROAD - ROUTE 237

LEGEND

 \bigcirc

CANOPY TREES



TREE PRESERVE



UNDERSORY TREES



PURPOSES.
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DEVELOPER EYA DEVELOPMENT LLC 4800 HAMPTON LANE

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4800 HAMPTON LANE SUITE 300 BETHESDA, MD 20814 301-634-8614

LAND USE ATTORNEY: COOLEY LLP 11951 FREEDOM DRIVE RESTON, VA 20190-5656 ATTN: MARK LOONEY

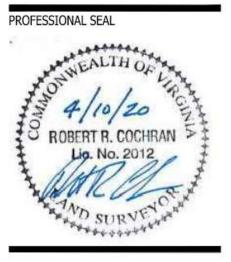
(703) 456-8039

LANDSCAPE ARCHITECT:

STUDIO 39

6416 GROVEDALE DRIVE
ALEXANDRIA, VA 22310
ATTN: JOE PLUMPE
(703) 719-6500

REVISIONS	DATE
2ND SUBMISSION	02/07/2020
RESUBMISSION	04/10/2020
**	
3.	_
	



3500 PICKETT ROAD

CITY OF FAIRFAX, VIRGINIA

PROPOSED
TRANSITIONAL
SCREENING YARDS

DESIGNED BY: DATE ISSUED:	PR NOVEMBER 22, 2019
DWG. SCALE:	AS SHOWN
VIKA JOB NO.	VV7583C
SHEET NO.	L-04

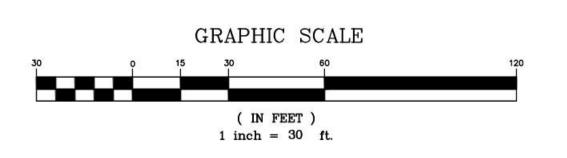
TRANSITIONAL YARD & FENCE REQUIREMENTS

CB RIM TOP=404.14'
INV IN (NW)=400.36'
INV OUT (SE)=400.30' CB RIM TOP=404.33'
INV OUT (SE)=400.30' CB RIM TOP=404.33'

Lot Line Length (Feet)	Transitional	Transitional Yard Width Required (Feet)	Proposed Transitional Yard Width (Feet)	Required Fence (Feet)	Proposed Fence (feet)	Minimum Canopy Required (3 every 100')		Required	Provided	Understory Provided	Evergreen Povided	Shrubs Povided	Jusification
371.76	TY2	10	North - 10'	6' (WR)	North - 6' Metal	11	11	-	(WR)	(WR)			A large swath of existing vegetation along the northern boundary will be preserved
328.35	TY2	10	South - 0-7.5'	6'(WR)	South - 42" Railing	10	10	9	4(WR)	4(WR)			106' of densly wooded property to the south, owned by the City of Fairfax.
242	TY2	10	East - 10'	6'(WR)	East - None	8	8	-	9	8		54	A small portion tapers down to zero although the full required amount of plant is provided.
526	TY2	10	West - 0-7.5'	6'(WR)	West - 42" Railing	16	16	=	17(WR)	17(WR)		92	A reduction in the width to 7.5' although the full plantings of a TY2 is provided.

WAIVER REQUEST (WR)

TRANSITIONAL YARDS- SEE C-01 FOR MODIFICATION REQUEST



VA STATE GRID NORTH (VSC 83)

LIMITS OF CLEARING

AND GRADING

OPEN SPACE

TO BE A MIX OF INFORMAL ACTIVE AND PASSIVE AREAS, AS WELL AS MORE FORMAL DEVELOPED RECREATIONAL AREAS.

THE DRAWINGS AND IMAGES SHOWN HEREON ARE INTENDED TO REPRESENT TYPICAL LANDSCAPE ARCHITECTURAL CONCEPTS THAT PORTRAY THE GENERAL APPEARANCE AND CHARACTER FOR THE PROJECT. THE APPLICANT RESERVES THE OPTION TO MODIFY THE PLAN PER FINAL SITE DESIGN, PROVIDED OVERALL QUALITY AND DESIGN INTENT ARE MAINTAINED.

THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION.

OPEN SPACE CALCULATION:

REQUIRED OPEN SPACE:

160,993 SF (3.694 AC.) X 20% = 32,199 SF (0.74 AC.) TOTAL OPEN SPACE PROVIDED = 36,079 SF. (0.83 AC.) OR 22%

LANDSCAPE ARCHITECTURE PLANNING VIKA VIRGINIA, LLC

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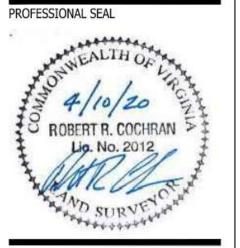
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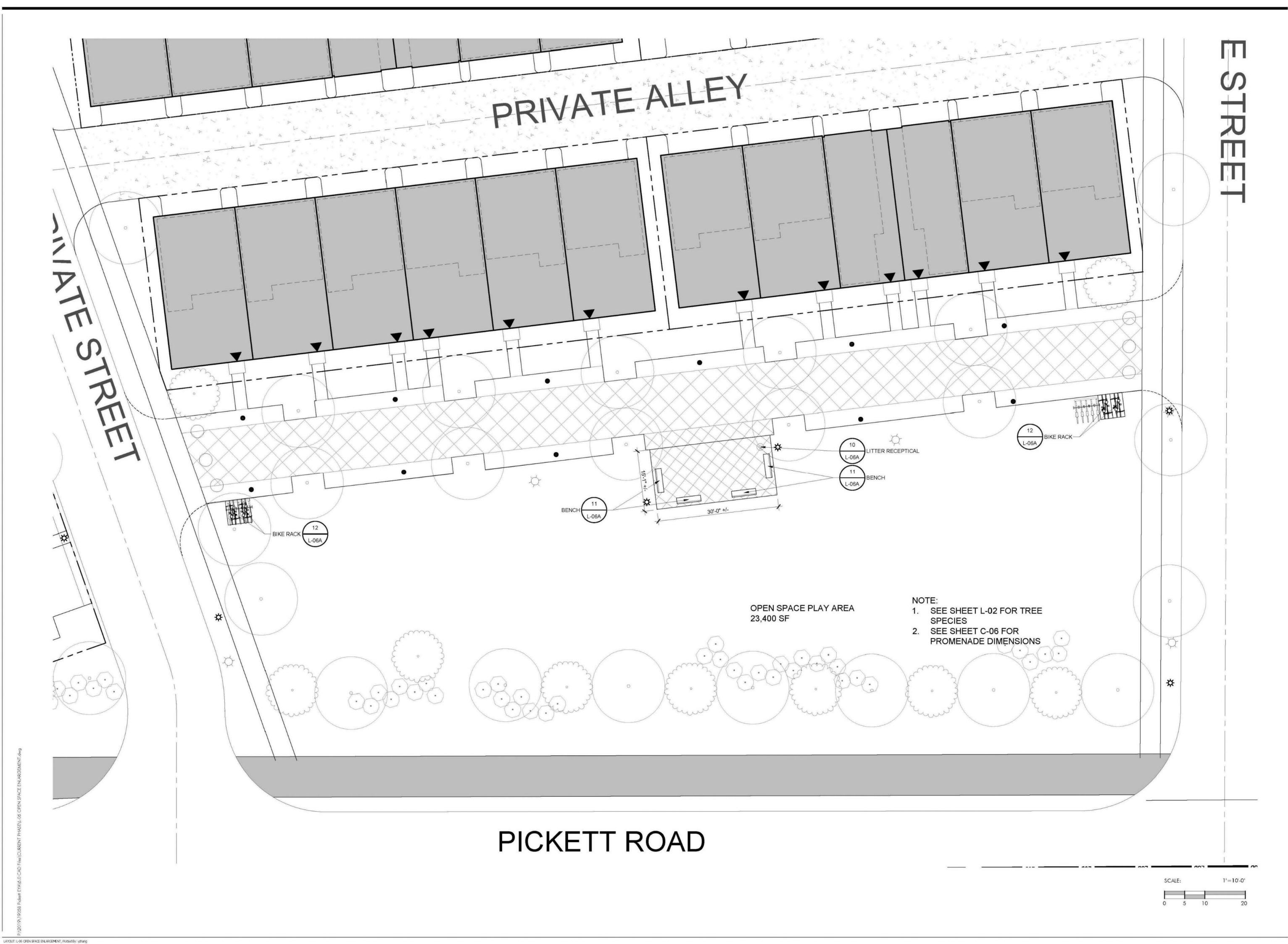
3500 PICKETT **ROAD**

CITY OF FAIRFAX, VIRGINIA

OPEN SPACE PLAN

CHEET			
VIKA JOB NO.	VV7583C		
DWG. SCALE:	AS SHOWN		
DATE ISSUED:	NOVEMBER 22, 2		
DESIGNED BY:	PR		
DRAWN BY:	RYM		

GRAPHIC SCALE (IN FEET) 1 inch = 30 ft.





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2ND SUBMISSION	02/07/2019
3RD SUBMISSION	04/10/2020
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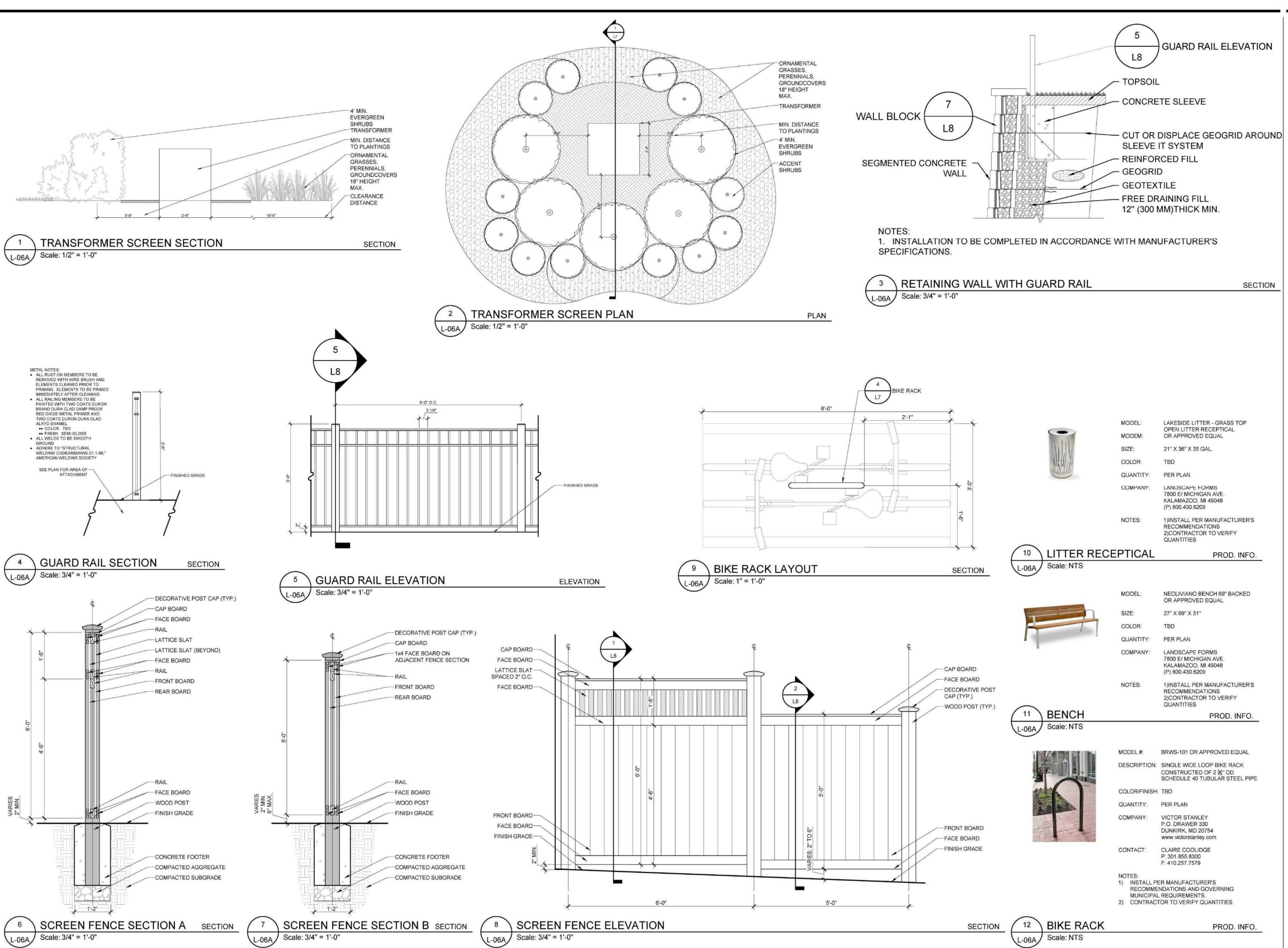


3500 PICKETT **ROAD**

CITY OF FAIRFAX, VIRGINIA

OPEN SPACE ENLARGEMENT

DRAWN BY:	B.C.		
DESIGNED BY: DATE ISSUED:	D. DOVE		
	JANUARY 20, 2020		
DWG. SCALE:	AS SHOWN		
VIKA JOB NO.	VV7583C		



ENCLOSED SUBVEYING GEOMATICS

ENGINEERING SURVEYING/GEOMATICS
LANDSCAPE ARCHITECTURE PLANNING
VIKA VIRGINIA, LLC

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AND USE ATTORNEY:
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DATE		
02/07/2019		
04/10/2020		
_		
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PROFESSIONAL SEAL



3500 PICKETT ROAD

CITY OF FAIRFAX, VIRGINIA

HARDSCAPE
DETAILS AND
PRODUCT
INFORMATION

DRAWN BY:
DESIGNED BY:
DATE ISSUED:

DWG.
SCALE:

VIKA JOB
NO.

B.C.
D. DOVE
DATE JANUARY 20, 2020

VY7583C

L-06A